

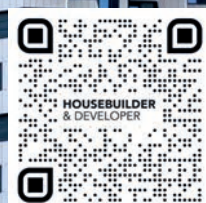
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James Parker

ON THE COVER

HOUSEBUILDER & DEVELOPER

APRIL/MAY 2025

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FROM THE EDITOR

The Government has tacitly accepted that the 1.5 million homes aren't going to happen. Chancellor Rachel Reeves' Spring Statement revealed that the centre now expects there to be fewer than 1.3 million 'cumulative net additions' to the UK housing stock over the five-year period to March 2030.

Reeves tried to play down the gap between this figure and the 1.5 million manifesto promise as "touching distance," and some might beg to differ. Others might also suggest that even that target looks extremely optimistic, if current conditions continue.

The Government's 'independent financial body' the Office for Budget Responsibility produced the more cautious 1.3 million prediction in its March Economic and Fiscal Outlook, focused around the likely short-term contribution of housebuilding to Reeves' hoped for but elusive growth in the economy. This was the OBR's most optimistic scenario, however, and said that the increases will mainly take place between 2027/28 due to the time needed to identify sites, develop local plans and overcome "capacity constraints in the sector."

The OBR also said that the 12 year low in net additions in 2025/26 would somehow become 305,000 additions a year "by the end of the decade." The slightly underwhelming good news is that by this point, housebuilding would be contributing a whopping 0.2% to GDP – somewhat more impressive however when you realise it's £6.8bn.

Commentators have understandably remarked that the OBR might be drastically underplaying the 'capacity constraints' in the housebuilding supply chain, if it assumes they will all be overcome within the next three years. Largely around skills and manpower shortages, these issues have to be quickly resolved – the Education Department's £600m training scheme is probably far from adequate, although it will hopefully produce 60,000 more staff, the Government says.

Housing Secretary Angela Rayner was typically bullish in February, saying there would be "no excuse" for not hitting the 1.5 million target. However, they are not speaking as one, and the Chancellor would later be getting in her excuses early for not meeting what would be a 40-year high in housebuilding, in a painfully different economic context.

The Planning and Infrastructure Bill recently went through its second reading in the House of Commons. Without serious levers for housebuilders to find and unlock sites quickly and cheaply, and circumvent planning constraints and green belt protestors, there is no way that it is going to be the panacea. The £2bn of investment in social and affordable homes next year is welcome, but it will only deliver 18,000 new homes. Brownfield passports are another good idea, but they need to be expedited everywhere.

I think the answer, if we really want 1.5 million, is much more intervention from Government, alongside industry consultation on practicalities. Not forgetting more incentives – and all at pace.

James Parker

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Newett Homes strengthens leadership team

Yorkshire housebuilder Newett Homes has announced three senior appointments, “reaffirming its commitment to growth and strengthening its senior leadership team, as the firm continues to build on its 2025/26 land bank for future development.”

Jennifer Tupman has been appointed as chief financial officer, bringing more than 17 years of experience in financial operations and strategic planning within the housing industry. She joins Newett Homes from her previous role as finance director at Taylor Wimpey, with a focus on driving financial performance, improving operational efficiency, and supporting sustainable growth across residential developments.

Newett Homes has also appointed Kenny Mawson as technical director. With more than 20 years’ experience in the industry including holding technical positions at Persimmon Homes, Redrow Homes and Strata Homes, Kenny will head up the technical department at Newett, focusing on engineering and architectural aspects of the business from land acquisition, through to site completions and final adoptions.

Completing the senior leadership team’s new appointments is Tony Johnson, who is joining the team at Newett Homes as commercial director

The firm commented: “Tony’s first 12 months in the role will see him focus on developing a high-performing commercial team, refining internal processes, and ensuring consistent delivery across sites. He brings decades of experience, including roles as commercial director at Gleeson Homes and Avant Homes.”

The newly structured senior leadership team is led by Will Newett as founder and CEO. “Under his vision and leadership, the company has grown significantly, expanding its footprint and securing a significant land bank for future developments across Yorkshire.”

The new appointments complete Newett Homes’ senior leadership team, headed up by the CEO and also including the company’s COO Scott Varley, head of planning Krishna Mistry, production director, Andy Clarke, land director, Ben Botham, sales and marketing director, Nicola Wroot and Mark Hamilton, head of customer service.

Backed by the Business Growth Fund since 2023, Newett Homes has secured eight sites in Yorkshire and aims to deliver 500 homes per annum to further develop the land bank in the region.

Land deal by Amethyst paves way for 111 homes

A land deal has been completed that will pave the way for 111 new homes in Guide Post, South East Northumberland.

The acquisition, by Consett-based



housebuilder Amethyst Homes, means that the planning application can now be brought forward for the site, which is located just off the A1068. It is part of a larger redevelopment area between the settlements of Choppington and Guide Post.

A minor amendment to the current approved planning permission has been submitted to the local planning authority for the first phase amounting to 59 homes. The development, which will be known as The Woodlands, will see Amethyst build a mix of two, three and four bedroomed homes across this first phase of the development.

Work is planned to start in the summer, with the first homes to be completed in spring 2026.

Richard Bass, managing director at Amethyst Homes, said: “It is thanks to the hard work of the team that we have been able to acquire this land for our next development. We are hopeful that when planning is approved, we will be able to deliver much needed housing to the area, as well as supporting the local economy and community through the provision of potential training and employment opportunities – as well as investing in the local supply chain.”



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Vistry and Hyde Medway scheme gets planning



Vistry Group and The Hyde Group (Hyde) have received planning consent from Medway Council for Phases 4 and 5 of Rochester Riverside. These latest phases will deliver 353 new homes at the joint-venture's £419m regeneration scheme in Kent, which is being developed in partnership with Medway Council and Homes England.

Designed by architects BPTW, Phases 4 and 5 will deliver 353 new homes, comprising 115 houses and 238 apartments, built by Vistry under its Countryside Homes brand. 79 of the apartments will be provided as affordable homes with the remaining tenure split to be finalised. New commercial units will be also delivered, including a new nursery, and there will be "innovative public spaces," including an extension to the new 2.5 km river walk and green spaces that enhance connectivity with the historic Rochester High Street. Building upon the scheme's established design principles, Phases 4 & 5 "will further develop distinct designs that respond to the area's industrial heritage," said the team.

With planning consent now granted, the joint venture expects construction of Phases 4 & 5 to start at the end of 2025. The detailed planning application for Phases 4 & 5 follows an original hybrid planning application for up to 1,400 new homes at Rochester Riverside, which was approved in February 2018.

Phases 4 & 5 will "build on the success of the completed phases at Rochester Riverside." So far, 502 new homes have been delivered to new residents, as

well as the two-form entry Rochester Riverside CofE Primary School, a new plaza surrounded by a Co-op, Costa and Travelodge hotel, and public open space including a river walkway. A retirement living facility has also been completed, owned and operated by Anchor, which is due to welcome its first residents later this year.

Private homes are currently available for sale at Phase 7 through Countryside Homes, where a new four-bedroom show home and two-bedroom show apartment opened to the public in March.

Brendan Evans, managing director for Vistry Kent, said: "Receiving approval for Phases 4 & 5 enables us to continue delivering new homes and amenities at Rochester Riverside, which has been so well received by the local community thanks to its beautiful architecture and well-integrated community facilities. In partnership with Hyde we have already transformed much of this previously derelict site and in doing so created a new riverside community with over 500 mixed-tenure homes so far.

We look forward to continuing this transformation and continuing to open up new areas along the River Medway for the first time. The 353 new homes in these latest phases will help meet the considerable demand for new homes in the area, and as well as maintaining the project's momentum ahead of the final phase of Rochester Riverside being submitted for planning next year, which will complete this exemplary regeneration scheme."

Keepmoat reveals £77m multi-tenure scheme



Keepmoat has announced what it described as "transformative" plans to create 313 new homes and a 68-unit extra care facility in Driffield.

The development, which recently received planning approval, is part of Keepmoat's wider commitment to "delivering high-quality, multi-tenure housing across the UK," in this case "working in partnership with Homes England, East Riding Council and Beyond Housing to provide much-needed housing stock across Yorkshire."

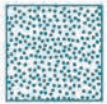
Of the 313 homes to be built, 30% will be designated as affordable housing with 26 being sold as affordable housing for delivery through East Riding Council. The scheme will be 100% gas-free, "aligning with modern energy-efficient housing standards."

Located on the north eastern fringe of Driffield, the development is within close proximity of a range of local amenities including supermarkets, pubs and schools. The site also provides direct transport links to Scarborough and Hull. A new four-arm roundabout will be constructed to connect the development to the A614 and provide an access route to the east of Driffield, ensuring access for all residents.

Daniel Crew, regional managing director at Keepmoat, Yorkshire East, said: "We are delighted to secure planning approval for this exciting development in Driffield. This project represents a significant investment in the area, and we look forward to working alongside our partners to bring high-quality, energy-efficient homes to the community. A key sustainability feature of the project is that the scheme will be gas-free, aligning with our goal to create both sustainable homes and communities."

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Lawrence Turner

COMMENT

Ambitious plans

Lawrence Turner of planning consultants Boyer discusses how the revised NPPF aims to meet Labour's ambitious housing targets, from brownfield passports to grey belts.



NEW BUILD
COMPLETIONS
HAVE SEEN A
SIGNIFICANT
DECLINE, TO
JUST 198,610
IN 2024

Following Angela Rayner's promise in July 2024 to spearhead a 'decade of renewal' with an ambitious housebuilding programme, the development sector was pleased to see the publication of a revised NPPF in December 2024.

In the wake of the Labour Government's ambitious plan to build 1.5 million new homes by mid-2029, the NPPF has come under significant scrutiny and the Government's vision appears increasingly challenging to fulfil. As the Home Builders Federation (HBF) recently reported, new build completions saw a significant decline, to just 198,610 in 2024, illustrating a substantial gap between the Government's ambitions and the current trajectory of housing supply.

Furthermore, financial constraints stemming from high inflation and diminishing affordability has put a strain on first-time buyers' access to the housing market and the HBF has urgently called for targeted Government interventions.

HOUSING TARGETS

The new NPPF retains the majority of the Government's proposed reforms to national planning policy. The most important of these, fundamental to increasing housebuilding, is

the change to the 'Standard Methodology.' This increases local housing need figures and puts a greater onus on local authorities in city regions to meet their housing need – effectively delivering the outcomes of the failed Duty to Cooperate. Furthermore, the NPPF strengthens the requirement for local authorities to use the Standard Method and then to "meet an area's identified housing need."

A significant addition to the NPPF is that found at paragraph 78c, which requires that (from 1 July 2026) a 20% buffer be applied to an LPA's housing land supply where its annual housing requirement (adopted under a previous version of the NPPF) is 80% or less of the most up to date local housing need figure calculated using the standard method.

PASSPORT TO BROWNFIELD

Further emphasis has been placed on putting brownfield development first, with reference to brownfield 'passports' and the strengthening of NPPF paragraph 125, which states that brownfield proposals should be "approved unless substantial harm would be caused." Closely following previously developed land, is the important role of 'grey belt' sites in meeting the Government's 1.5 million home target.

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GREEN BELT

The Government has made significant changes in relation to green belt policy. Notably the new NPPF includes a requirement for an authority unable to meet housing needs without altering a green belt boundary to undertake a 'green belt review.' The concept of 'grey belt' land will be fundamental to meeting our housing needs. The NPPF provides clarity on what land would qualify as a grey belt.

The Government's proposed "golden rules" for releasing Green Belt land remain: however the NPPF has been updated at paragraph 67 to require LPAs to set specific affordable housing requirement for major housing development on land which is proposed to be released from the Green Belt, or which may be permitted on Green Belt land. This percentage requirement should be higher than land outside the Green Belt and require at least 50% affordable subject to viability. Until these local plan policies are adopted, paragraph 157 requires a 15 percentage point top-up on the Plan's currently adopted affordable policy, capped at 50%.

NEED FOR GOVERNMENT INTERVENTION IN HOUSEBUILDING

To streamline the planning process, the Government has also announced proposals to modernise planning committees, including the possibility of limiting the number of councillors involved in decision-making and a two-tier system of planning committees.

Meeting the 1.5 million homes target will inevitably create a significant challenge and a pressing need for effective Government intervention in plan-making and decision-taking. As various local authorities have expressed scepticism about the achievability of new

housing need targets, proactive measures will be required for the Government to even get close to its target.

One of the challenges for the Government will be to decipher which local authorities are deliberately stalling in their plan-making, and which are failing because of a chronic lack of resources and funding.

In response to these challenges, the NPPF's transitional arrangements were updated at paragraph 234. As of 12 March 2025, the NPPF came into full effect, marking the start of its new planning policies for local authorities.

Local Planning Authorities (LPAs) were required to have progressed their Local Plans to the Reg. 19 stage by 12 March, provided the draft housing requirement met at least 80% of local housing needs (previously, the benchmark was for a Plan to be within 200 dpa of the local need figure) or had submitted their Plan to the Secretary of State. Many LPAs are now revisiting their housing land supply to ensure that their plans align with the new criteria.

Paragraph 236 introduces consequences for LPAs that submitted Plans under the transitional arrangements but failed to meet at least 80% of the identified housing need. For those LPAs that reached the Reg. 19 stage before 12 March with a draft housing requirement below 80%, they are now required to proceed to examination within 18 months of 12 December 2024 – or face potential intervention by the Secretary of State.

IMMEDIATE IMPACT OF POLICY CHANGES

In the short term at least, an inevitable consequence will be an increase in speculative planning applications. Developers will put forward speculative planning applications with greater

certainty of success because many local authorities are now in a position whereby they either have an adopted Plan that is more than five years old, requiring them to use a substantially increased housing need figure set out in the Government's new standard methodology; or are preparing a new Local Plan to meet this increased housing need.

Invariably planning committees will resist such development – particularly if it is at odds with their adopted Local Plan; or if it runs against some councillors' long-held views that no green belt land should be released. In such circumstances, we expect it very likely that the Government will call in such applications and decide in their favour. Expect high profile schemes to receive a positive determination from the Secretary of State – demonstrating to planning committees that NIMBYism must not trump housing needs as it did under the previous administration.

Expect also to see a rise in the number of planning permissions granted at appeal. Some local authorities, nervous of the political impact of increased development, will likely resist granting planning permission; and developers, more confident of success, will appeal in larger numbers. This will put increased pressure on the Planning Inspectorate and the government may need to consider increasing resourcing and funding for the Planning Inspectorate to mitigate delay.

There may be a point in the future when planning policy is suitably changed to allow large-scale development to take place, but then what? In the last few years supply lines have adapted to the number of homes currently being built, which is significantly below target. We don't have enough construction workers, bricklayers and roofers – let alone manufacturers and installers of air source heat pumps – to deliver a 50% increase in volume.

CONCLUSION

Back to today: despite the publication of this key piece of planning policy, the government's programme of planning reforms has only just begun: in 2025 we anticipate a Planning and Infrastructure Bill; a suite of National Development Management Policies (NDMPs) to streamline and accelerate the determination of planning applications, by avoiding the need for local plans to duplicate NDMPs, and decisions following a series of planning working papers, the first of which have recently been published. It is certainly set to be an eventful year for planning and development.

Lawrence Turner is director of Boyer (part of Leaders Romans Group)



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Patrick Mooney
Housing Consultant

The cost of ending homelessness

Preventing further increases in homelessness will only be possible with billions being invested in new housing, says Patrick Mooney, with record-high rough sleeping and temporary accommodation figures exposing the urgent need for action.

The overwhelming case in favour of building new homes at a rate we have not achieved in many decades, is being made for us on a daily basis by the rising tide of homelessness and rough sleeping which continues to hit new highs or lows depending on your perspective.

Coinciding with the start of Meteorological Spring, the Government released the latest homelessness figures. These revealed a 15.7% increase in the number of households living in temporary accommodation, including 164,040 children. This is the seventh time in which the quarterly figures have hit a new record high in the last two years.

Many of these children are living (or should that be 'existing') in wholly unsuitable squalor, such as a single room within a grotty B&B along with all of their family members. And in many cases they will be left there well in excess of the statutory time-limit of six weeks which is allowed by law.

In addition some 4,667 people were found sleeping rough on the streets on a single night in the Autumn of 2024, an eye-watering increase of 20% on a year earlier. This number has risen for the last three years and shows an inhumane disregard for the lives of desperate people left without a safe or affordable home.

Our local authorities are meant to provide a safety net and to assist people who have fallen on hard times, but after 14 years of austerity and funding cuts, the sector has been left in a precarious financial situation and barely able to keep itself afloat, with dozens of councils facing the threat of bankruptcy.

SPENDING REVIEW

Council staff are being asked to manage with wholly inadequate resources – and in reality the true picture is probably far worse than the one painted by the statistics – with no respite in sight.

The forthcoming Spending Review (in June) will show us just how seriously the Government is taking this problem. The review is a crucial opportunity to restore sustainability to local government budgets, much of which

are currently taken up by skyrocketing levels of demand for homelessness support and adult and children's social care which councils have a legal duty to provide.

The need for urgent action is further underpinned by further statistics which reveal:

- A total 24,360 households are living in B&Bs and hostels, which is the most damaging form of temporary accommodation for children – a rise of 17% in a year;
- 38,690 households have been uprooted to out of area temporary accommodation away from the support of families and friends – a 24% rise in a year; and
- The number of people sleeping rough in England has more than doubled since 2010 when the data started being collected – up by 164% overall.

The housing charity and campaigning group Shelter is urging the Government to use the Spending Review to invest in building a new generation of social rent homes that will tackle the housing emergency head on and end homelessness for good.

Polly Neate, chief executive of Shelter, said: "It is unacceptable that homelessness continues to rocket when the Government has the power to end it entirely. Thousands of children are being robbed of stability in temporary accommodation, crammed into B&Bs and hostels without any space to sleep, play or do their homework. Whole families are being uprooted at a moment's notice, forcing children to travel hours to school, leaving them exhausted and falling behind.

"Homelessness has a simple solution – a safe, secure social rent home gives everyone the chance to succeed, but there's nowhere near enough. If the Government is serious about tackling the housing emergency, we must see ambitious investment in social housing in June's Spending Review. Investing in 90,000 social rent homes a year for 10 years would give families a fighting chance and end homelessness for good."

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PREVENTION IS BETTER THAN CURE

A surprising ally to Shelter has emerged in the shape of the National Audit Office, which acts as the Government's spending watchdog. It is calling on Ministers to incentivise spending on homelessness prevention to avoid the need for families to be housed in B&Bs and to cut the huge growth in expenditure on short-term solutions.

In a recently published report, the NAO has highlighted that councils spent a combined total of £2.13bn on temporary accommodation in 2023/24, nearly double what they spent in 2015/16.

Gareth Davies, head of the NAO, said: "There have been repeated delays to local government finance reform and central Government can no longer resort to short-term solutions to support local authorities. Action to address this must resolve the systemic weaknesses in local government financial sustainability through a comprehensive, cross-government approach."

The NAO recommends that the Ministry of Housing, Communities and Local Government take the lead in building a "cross-government approach" to local government financial sustainability. Of course it is the very same department which is also taking the lead on trying to build 1.5 million new homes by the end of this Parliament in 2029. Some joined-up thinking is clearly called for!

As part of the upcoming Spending Review, the NAO is urging Ministers to develop a funding and service reform plan that focuses on delivering long-term value for money. It says MHCLG and the Treasury should explore how the impact of preventative services can be evaluated and incentivised to deliver better outcomes and improved value for money.

Over recent years councils have been given temporary assistance with their budgets, including £233m last autumn for homelessness services, but these emergency handouts do not address the underlying financial pressures and they can create unintended longer-term risks.

The NAO reports that the financial pressures created by using expensive short-term solutions are limiting councils' ability to invest in homelessness prevention. Spending on homelessness services increased in real terms by 105% from £1.49bn to £3.06bn between 2015/16 and 2023/24.

But a significant portion of the Homelessness Prevention Grant which councils receive is used to fund temporary accommodation, rather than being spent on prevention work. Over the same period, spending on other housing services, which includes some preventative services, fell by £642m.



This gives the strong impression that Whitehall's left hands and right hands are not working in unison.

A NEW APPROACH

Pete Marland, chair of the Local Government Association's economy and resources board, said: "The NAO rightly highlights that funding pressures are being exacerbated by a lack of reform, which has weakened the financial sustainability of councils and left them with a complex, outdated funding system."

"Creating an improved and more sustainable funding system for local government is critical to strengthen the value for money of local spending and, most importantly, to improve services for communities."

Sir Geoffrey Clifton-Brown, chair of the Public Accounts Committee, said: "Short-term support is a sticking plaster to the underlying pressures facing local authorities. Delays in local audits are further undermining public confidence in local government finances."

"There needs to be a cross-government approach to local government finance reform, which must deliver effective accountability and value for money for taxpayers. At the same time, council finances are under extreme pressure and many are struggling to keep their head above water."

You would think that everyone was pushing at an open door in Whitehall, as members of the Government from the Prime Minister down have been saying that England's housing crisis cannot be solved without forcing councils to build more homes.

Ministers have repeatedly declared that binding targets will compel authorities to build 370,000 homes a year. But the volume of housebuilders, local councils and housing associations do not believe such figures are attainable without a massive increase in the availability of resources – adding to the

pressure on Rachel Reeves, as Chancellor of the Exchequer, to conjure up billions of pounds in new investment.

Building over 100 new towns (or extensions to existing communities) will help deliver a substantial number of homes, but with the plans for these very much in their infancy it is debatable when the first new homes in the new towns will emerge.

The National Housing Federation is talking in terms of a 10 year plan, which is looking increasingly more realistic in the eyes of many across the whole housing and construction sector. This would surely be a better fit for the promised long term housing strategy which the Government has started work on producing.

Modelling done by the NHF of housing association finances shows that the social sector could deliver 320,000 new affordable homes over five years. But this is dependant on a significant programme of support being put into place, including a 10 year rent policy, £2bn a year in grant to invest in existing social homes; and a ten-year Affordable Homes Programme with an average of £4.6bn a year over its first five years.

With a larger investment aimed at the whole social housing sector, including local authorities, an Affordable Homes Programme of £7.8bn per year across all social landlords, with a larger uptick in Section 106 contributions, could deliver 500,000 homes over five years.

In this case – development by year five would reach 140,000 affordable homes, including 90,000 for social rent. If sustained into subsequent years, this would be enough to meet housing needs and to make the contribution which the NHF estimate is required to build 1.5 million new homes. No doubt we shall have to wait until June before we find out how persuasive the NHF has been, and also how open minded the Treasury has been.



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THE CLIMATE CHALLENGE

How to build greener homes

The climate crisis demands urgent action, explains Philippa Hoy of sustainability consultant Bioregional. She gives the case for the One Planet Living concept, and looks at how embracing sustainable design and low-carbon solutions can meet developers' imperatives as well as creating resilient, future-proofed communities.



Elmsbrook, NW Bicester © Andy Aitchison

The climate and ecological emergency demands urgent action from every sector, and housebuilding is no exception. As we are all too painfully aware, the built environment accounts for nearly 40% of global carbon emissions, so all developers have a crucial role to play in reversing this trajectory.

The good news is that sustainable, low-carbon development is not just increasingly a regulatory requirement, it's an opportunity to build homes and communities that are more desirable, more resilient, and more financially viable in the long term.

But how prepared are housebuilders to seize this opportunity?

THE FUTURE HOMES STANDARD & THE UK NET ZERO CARBON STANDARD

The UK Government's Future Homes Standard, set to take effect in 2025, will require all new homes to produce 75-80% fewer carbon emissions than those built under current Building Regulations. This is a significant step forward, but it's just the baseline. Many developers are already looking beyond compliance toward true net-zero carbon, a goal supported by the voluntary UK Net Zero Carbon Standard which is currently being piloted.

This standard will provide a consistent methodology for measuring and reducing whole-life carbon emissions in new developments. Developers that move early to adopt the Net Zero Standard will not only future-proof their projects but also position themselves as leaders in the transition to a sustainable built environment.

THE BUSINESS CASE FOR SUSTAINABLE DEVELOPMENT

Sustainability is often seen as a challenge, but in reality, it presents a significant business opportunity. Homes built to higher environmental standards not only reduce long-term operational costs but also attract buyers and tenants more quickly. Research shows that energy-

efficient homes sell faster and at higher prices. At the same time, investors are increasingly prioritising developments with strong sustainability credentials, aligning with growing government and market expectations. Mortgage lenders are also recognising the financial benefits of low-carbon homes, with some, such as HSBC and NatWest, now offering preferential rates or increased borrowing capacity for energy-efficient properties.

Another key indicator of this shift is the Global Real Estate Sustainability Benchmark (GRESB), which assesses the environmental, social, and governance (ESG) performance of real estate portfolios worldwide. Investors are increasingly using GRESB scores to guide their decisions, favouring developments that demonstrate strong sustainability credentials.

ONE PLANET LIVING: A HOLISTIC APPROACH TO SUSTAINABLE DEVELOPMENT

While cutting carbon is essential, sustainability in housing development goes beyond emissions reduction. To champion the creation of truly sustainable communities, Bioregional created the One Planet Living framework back in 2004, based on the approach we took with forward-thinking stakeholders to create the award-winning BedZED eco-village in south London. The One Planet Living framework, freely available for all to use, provides a holistic approach, covering ten principles that address every aspect of sustainable community design – from health and happiness to local food production and equity.

One Planet Living has been used in real estate projects globally, helping 1.4 million people worldwide live happier, healthier lives within the Earth's natural limits. Truly outstanding sustainable developments can apply to us to be reviewed and recognised as a Leader in One Planet Living. In Canada, Zibi is a pioneering waterfront development that has earned Global Leader status in

THE FUTURE HOMES STANDARD IS A SIGNIFICANT STEP FORWARD, BUT IT'S JUST THE BASELINE

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SCAN FOR
MORE DETAILS





Greencore Homes' Springfield Meadows, Oxfordshire
© Greencore Homes

One Planet Living. This 34-acre mixed-use development in Ottawa-Gatineau integrates indigenous land stewardship principles, district energy systems powered by waste heat, and an ambitious waste reduction strategy. Zibi is setting a new standard for regenerative urban development.

Closer to home, One Brighton developed by Crest and Bioregional Quintain is a mixed-use residential development that follows One Planet Living principles, incorporating green roofs, car-free living, and communal food-growing spaces. It has been recognised for its innovative approach to sustainability and community building.

A2 Dominion's award-winning Elmsbrook eco-town in Bicester, Oxfordshire is a prime example of a One Planet Living Leader, demonstrating the viability of sustainable housing at scale. Designed from the ground up with sustainability at its core, it features highly energy-efficient homes, solar panels on every roof and rainwater harvesting. Elmsbrook has 40% green space and a strong emphasis on community wellbeing. It proves that sustainable development is not only achievable but can also enhance the quality of life for residents.

Greencore Homes has two developments on Oxfordshire that are Leaders in One Planet Living, Kings Farm and Springfield Meadows (the latter achieving Global Leader status). Jon Di-Stefano, CEO of Greencore Homes, highlights the advantages of the One Planet Living approach: "It allows us to set ambitious, site-specific goals while addressing every aspect of sustainability – not just carbon reduction – in a truly holistic way."

A DEVELOPER 'TO-DO' LIST

To rise to the climate challenge and meet the expectations set by evolving regulations and voluntary standards, developers must take decisive action. Here are the five key steps to take:

- Adopt a whole-life carbon approach: The industry is moving beyond operational carbon (emissions from heating and powering homes) to address embodied carbon – the emissions associated with construction materials and processes. Using low-carbon materials like mass timber, recycled steel, and bio-based materials (such as hempcrete or mycelium bricks) is key. Developers should also explore modular construction and circular economy principles, ensuring materials can be reused at the end of a building's life.
- Move beyond net zero to 'net positive': Don't just minimise impact

– regenerate our environment.

Design developments that generate more energy than they use, actively sequester carbon, and restore ecosystems with rewilding, urban forests, and biodiversity corridors. Emerging technologies such as algae facades (which absorb CO₂ and generate biofuel) and living walls that improve air quality can take developments to the next level.

- Leverage smart technology for radical efficiency: AI-driven energy management, enabling local energy trading (where residents sell excess solar power to neighbours), and demand-responsive district heating could transform how developments function. Smart grids and home battery storage could make communities more self-sufficient and resilient.
- Design for a changing climate, not just net zero: With rising temperatures and extreme weather, homes need to be future-proofed. Passive cooling design can reduce overheating risk without relying on air conditioning. Flood resilience strategies, such as 'sponge' cities that absorb excess rainwater through permeable surfaces and natural drainage, should also be part of the toolkit.
- Design for people, not just buildings: Sustainable developments should enhance health, wellbeing, and social connectivity. Think 15-minute neighbourhoods built in the right locations, where essential services are within walking or cycling distance, car-free developments that prioritise active travel, and shared community assets like tool libraries, communal gardens, and workspaces. Creating spaces that promote social cohesion is as vital as reducing carbon.

To support developers to take these steps, Bioregional recently launched 'One Planet Living – Goals and guidance for new-build communities in the UK'. This free guide offers a clear, practical path to creating thriving, climate-positive communities.

BE PART OF THE SOLUTION!

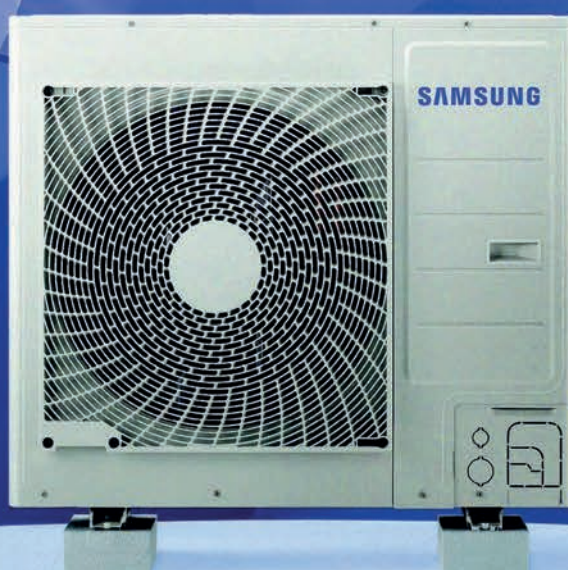
The climate challenge is upon us. But with the right tools, strategies, and commitment, the housebuilding industry can be a key part of the solution – combatting climate change while also creating places where people and nature thrive.

Philippa Hoy is One Planet Living lead at Bioregional

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ONE PLANET LIVING SCHEME
WHICH HAS ACHIEVED
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²Wi-Fi connection and Samsung SmartThings application account are required. Wi-Fi Kit to be ordered separately. Requires iOS 10.0 or later & Android 5.0 or later.

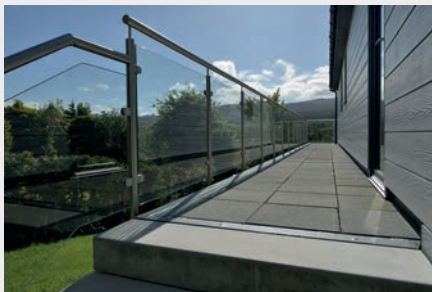
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And we have the testimonials to prove it, working with developers, architects and installers across the UK. Like Eòlas Architects, a Scottish firm based in Aberfeldy, Glasgow and Aberdeenshire, who were called in to give a jaded 1990s house in Stirlingshire, Scotland, a modern makeover. They chose Cedral cladding for its timeless appeal.

"We knew the classic look Cedral provides would fit the brief and it's also low maintenance for ease and comfort," says Eòlas Director Oliver Hardiman. "It lived up to our expectations and the clients were really pleased with the finished look - I would absolutely recommend Cedral to others."

The benefits of Cedral:

- Long-lasting durability: Cedral fibre cement facades and slates have a minimum life expectancy of 50 years.
- Low maintenance upkeep: fibre cement doesn't rot, rust, warp or crack and is insect, bacteria and algae resistant; it doesn't need painting and is easy to clean.
- Stylish designs: cladding comes in a choice of wood or smooth finishes, in a clapboard-style lap or flush-fitting click design and choice of 21 on-trend shades curated into four collections. Slates come in four eye-catching designs, perfect as both a roofing material and a unique option to create a full envelope with the facade.
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- Accessories include fittings and accessories for pitched roof ventilation, verges, ridges and hips, as well as colour-matched trims and screws for cladding.
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- Increased energy efficiency and insulation: rainscreen cladding helps buildings stay cooler in summer and warmer in winter for improved thermal comfort and energy saving, while ventilated air cavities improve thermal and acoustic insulation and help reduce condensation and humidity.
- Sustainable options: Cedral wants to build a more durable world and bring sustainability to life, each day focusing its business towards building a more sustainable world for those around us.



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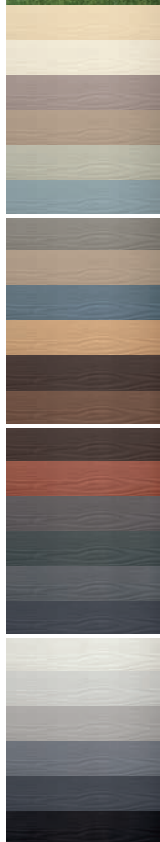


INSPIRING FACADES TO BRING YOUR VISION TO LIFE

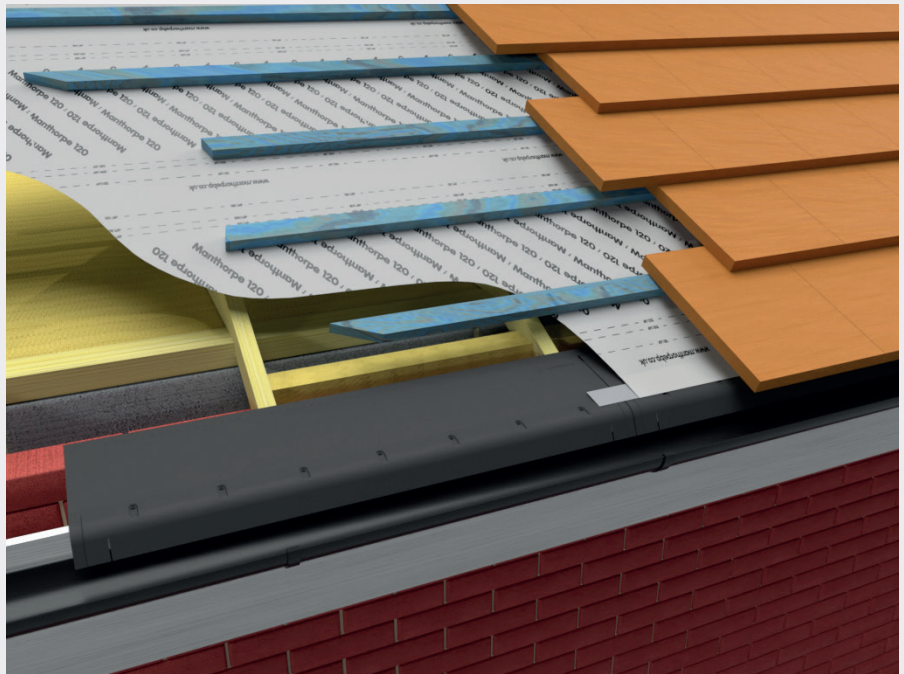
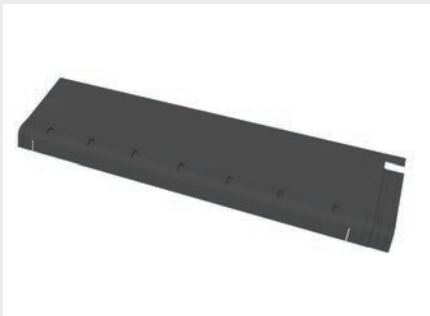
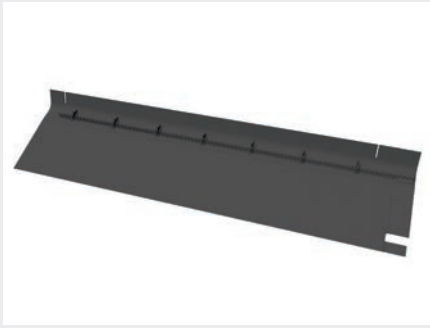
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Eaves detailing and ventilation



A roof eaves is the lowest area of a pitched roof and must shed all the water that the roof collects over its entire surface into the gutters. As such, it is important to design and construct the eaves correctly, to ensure that it will remain durable and prevent water ingress into the structure.

Traditionally, underlay support behind the fascia was provided by a timber detail, usually plywood. However, in modern construction, time and cost efficiencies are key objectives, and the best way to achieve these are by using well designed proprietary products. Here at Manthorpe, we have over 35 years of

experience developing roofing products and solutions that deliver a variety of benefits to the construction industry. Our design team has come up with the perfect eaves solutions in our 2 in 1 Ventilator and 3 in 1 Ventilator products.

These products combine an underlay support tray, to prevent the underlay sagging behind the fascia, with an over fascia ventilator and insect grille under the support tray to provide 10,000mm² per metre of air flow into the roof space. The 3 in 1 Ventilator has the addition of an integral eaves bird comb filler for use with profiled roof tiles.

The support tray is sufficiently robust to properly support the underlay, whilst the front edge is angled to aid water run-off into the gutter and is thickened to provide a robust support for the eaves course tiles. There are clear and stable fixing points into the top of the fascia, with drainage gullies around each point to prevent water ingress. Further fixing points are incorporated for secure fixing to the rafters. The support tray is wide enough for use at low pitches and is ingeniously designed with a live hinge between the front edge and support tray to enable the ventilators to be used on all roof pitches from 15° up to 70°.

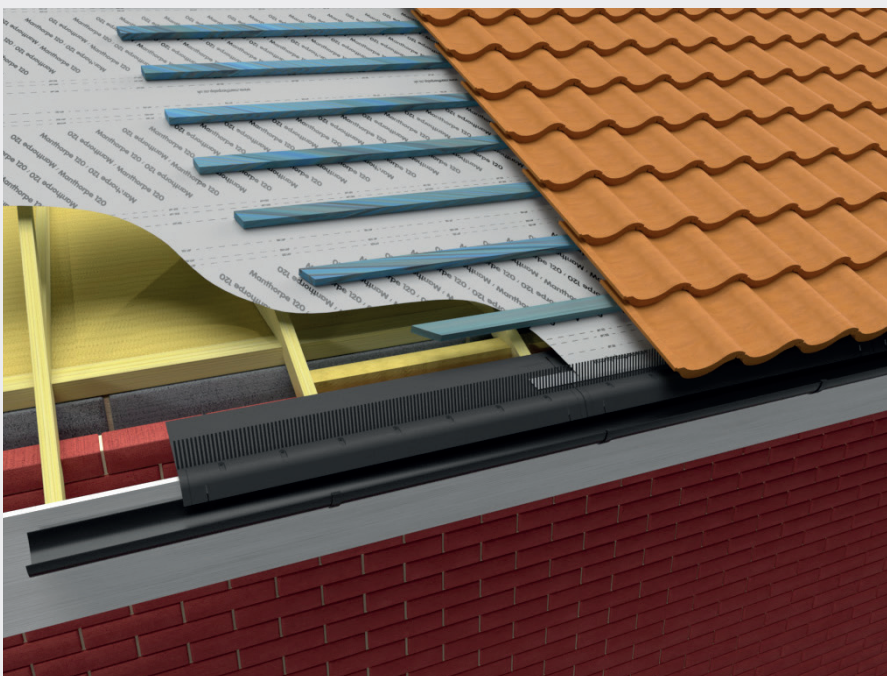
The 2 in 1 and 3 in 1 Ventilators are suitable for use on refurbishment projects as well as fast installation on new buildings. They are supplied in a 1 metre coverage length for ease of estimating and ordering, plus side interlocks to provide fully supported overlaps between each unit.

The underlay can be taped to the underlay support tray to prevent the underlay flapping in the wind using either integral fixing tape or double-sided underlay tape.

Even for roofs where eaves ventilation is not deemed necessary, using the 2 in 1 or 3 in 1 ventilator is still far more cost effective in supporting the underlay than purchasing plywood, with all the additional labour and time in cutting it to fit and installing it.

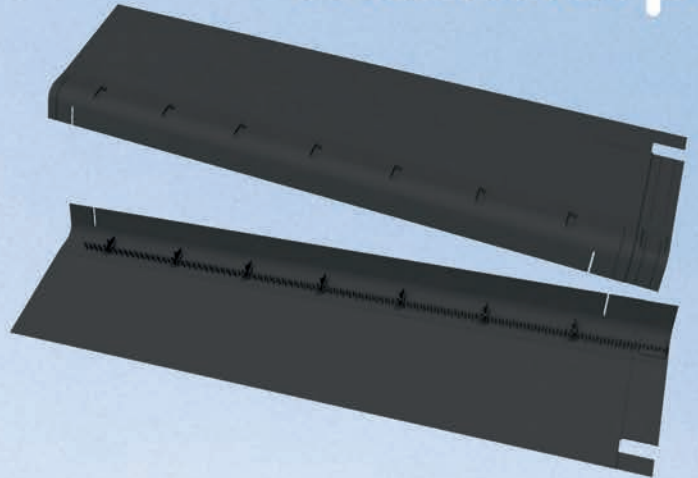
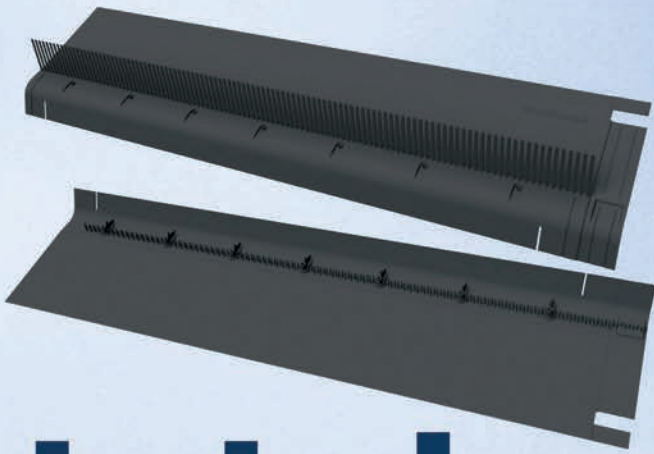
Once installed, the Manthorpe 2 in 1 and 3 in 1 ventilators allow access to the gutters for maintenance or future retro-fitting.

In summary, Manthorpe 2 in 1 and 3 in 1 Ventilators provide a fast to install, economical, and robust solution for roof eaves in refurbishment and new build projects.



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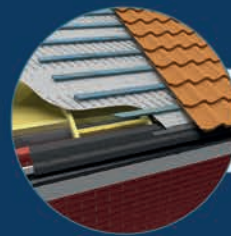


total ventilator solutions

Roofing Innovation with Manthorpe!

With over 35 years of expertise, Manthorpe delivers cutting-edge roofing products designed to enhance every build. Our 2 in 1 Ventilator and 3 in 1 Ventilators are the complete solution for eaves detailing, offering both ventilation and robust protection. Easy to install and engineered for superior performance, they ensure optimal airflow and long-lasting durability. Choose Manthorpe for smarter, more efficient roofing solutions – because quality starts from the top.

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G1295
2 in 1 Ventilator

"I have to say I love it [Manthorpe's 2-in-1 ventilator] the vent part at the bottom allowing your roof to breathe. These are a great thing."

Ben Hulme of Ben Hulme Roofing



MODERN METHODS OF CONSTRUCTION PROJECT REPORT

Tide is high once again in Croydon

Europe's tallest modular building yet, the 50-storey College Road residential scheme in Croydon, is Tide Construction's second tower in the fast-growing borough, with over 1,700 units on a narrow, densely urban site. Stephen Cousins finds out how they did it.

Advances in Modern Methods of Construction (MMC) have fuelled a global trend for volumetric modular high-rise residential development, and nowhere is this more obvious than in the borough of Croydon in south London, where two of the world's tallest modular buildings have been erected.

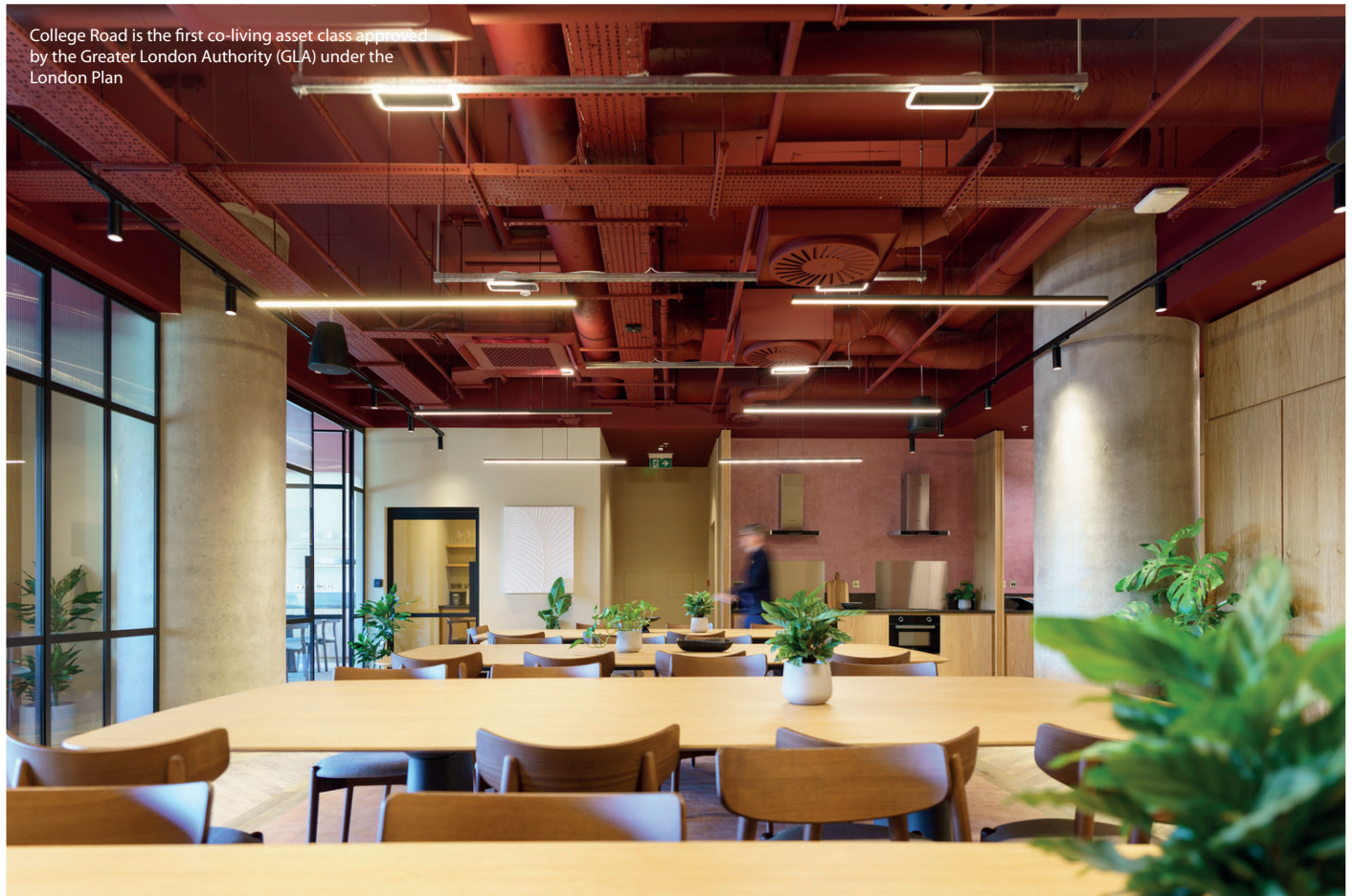
Marking the gateway to a new cultural quarter next to East Croydon railway station and reaching a height of 135 metres, Ten Degrees became the world's tallest modular residential building when it was completed in 2021. The two interconnected 38- and 44-storey towers took contractor/developer Tide Construction and its volumetric manufacturer sister company Vision Volumetric just 26 months to deliver.

Fast forward to the end of 2023 and the same team was responsible for closing

out an even taller 163 metre modular skyscraper on an adjacent plot, making it the tallest modular building (of any type) in Europe. College Road comprises one 50-storey tower with 817 co-living homes and amenity spaces, built for operator Outpost Management, connected to a 35-storey tower of 120 affordable homes.

Not just an offsite giant, College Road is also a pioneering co-living development, featuring an array of shared amenity spaces including a bespoke gym, private dining rooms, professional chefs' kitchens, a library, a cinema, a spa, and a 'sky garden' – even a poker room and a podcast studio.

Taking volumetric modular to such unprecedented heights posed numerous design, fabrication and construction challenges for Tide and Vision Volumetric, architect HTA Design, and the wider



College Road is the first co-living asset class approved by the Greater London Authority (GLA) under the London Plan

consultant team. A limit on tower crane loading next to the busy railway required a rethink of module design; the high-altitude interaction of concrete cores and steel modules raised the spectre of differential settlement. Furthermore, the constrained urban site with a single access ramp demanded a meticulous plan for module delivery, storage and installation.

According to Ronan Farrell, head of design at Tide Construction, the procurement method used – and the vertically integrated delivery team – was a key factor in the project's success; and also ticked boxes for the local council and the client. "We benefit from being the developer, the main contractor, and the offsite manufacturer," he says. "That vertical integration gives us a huge amount of control over the procurement process and the delivery of the scheme, which in turn gives the local authority and our client quite a lot of comfort in terms of programme and cost."

HISTORIC REFERENCES

The recent spate of high-rise development in Croydon is a contemporary echo of its construction boom in the 1950s and 60s, when a myriad of office blocks went up in the town as part of aspirational plans to

create a new post-war society.

The architecture of College Road references that mid-century heritage and optimism; in particular, the faceted white terracotta cladding picks up on architect Richard Seifert's iconic NLA building, also known as the '50p building,' located nearby to the east.

The facade evolves subtly with height thanks to a varying configuration of ceramic tiles at the base, middle, and top of the tower. A street level colonnade doubles up as an artwork, London artist Adam Nathaniel Furman having covered it with some 14,000 ceramic tiles with glazes ranging from deep indigo blue to white at the top. Arranged in black ribbons that increase in width as they rise up the building, the windows fully encircle the tower near the top, to add emphasis to a prominent, faceted "crown."

Among the many strategic factors supporting the case for the development, the building's location on the outskirts of London within 100 metres of a train station with fast connections to Victoria, London Bridge, Gatwick Airport was a particular draw.

"When developing in central London, rents and build costs and certain red tape can make things onerous, so sites like this one in Croydon become much

**COLLEGE ROAD IS
ALSO A PIONEERING
CO-LIVING DEVELOPMENT,
FEATURING AN ARRAY OF
SHARED AMENITY SPACES**



The largest module, fitted with bathrooms and kitchens, weighed up to around 30 tonnes



more attractive to a developer like us,” says Farrell. “The team was also familiar with the council’s processes and working methods, increasing our confidence that we could take forward another site, albeit under a different tenure, split between co-living accommodation and affordable housing.”

Advocates of co-living say it is a useful bulwark against widespread loneliness and isolation in big cities, and College Road is the first co-living asset class approved by the Greater London Authority (GLA) under the London Plan.

The policy requires developments to meet new design standards including space provision for communal kitchens, dining, laundry rooms, living rooms, internal and external space and

cycle storage.

Outpost Management manages the co-living element of the scheme through its Enclave:Croydon unit, offering short term contracts to anyone from young professionals, to students to people moving between jobs or who want to check out an area before deciding to move there.

“Co-living is completely different from a normal rental situation where you’re often sharing a house or flat with several people,” says Rory Bergin, partner, sustainable futures at HTA Design, “College Road provides more private space – rooms are on average 22-24 m², whereas in a typical Victorian house you’d be lucky to get 16 m², with access to numerous communal spaces at a competitive rent.”

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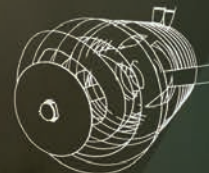
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NARROW BROWNFIELD

The designers' response to the site – a narrow piece of brownfield land accessible by a ramp being used as a car park below the surrounding street level – was to reduce the footprint to a minimum, creating two slender towers with a double-height colonnade wrapped around the base on the three public faces.

A new public realm and pedestrian route was created by cutting back the lower three floors of a typical floor plate, adding space for street greenery and encouraging access to ground level community spaces and a cafe.

The thin, tapering plot was a tricky proposition when developing the scheme's massing, HTA chose to position the main frontage towards the railway and the narrowest elevation towards busy George Street to limit its visibility.

The extensive north-facing aspect limited scope for direct sunlight, so exaggerated folds were introduced in the facade to create triangulated oriel windows which introduce east and west sunlight into apartments.

Structurally, College Road is a hybrid, the basement, two circulation cores and the first four levels (housing key communal and amenity spaces), are built traditionally, in reinforced concrete. The top of the fourth floor acts as a transfer slab to support stacks of volumetric modules of different sizes and shapes above.

The volumetric design varies from floor to floor to ensure the most efficient use of steel as the load changes across the building's height. Each module was delivered to site fully fitted-out and furnished.

"There are a variety of module types from one side of the building to the other," says Bergin, "Most modules are different in plan, but because they stack vertically each module type is repeated across all floors."

According to Tide's Farrell, the structural system is very similar to that used on Ten Degrees, but there were certain "refinements to improve efficiencies."

The sheer height of the building had implications for the alignment of the structure. Differential settlement can be an issue in taller buildings because concrete, in particular the cores, shrink at a greater rate than the steel structure.

A predetermined erection sequence was designed, based on detailed calculations carried out by Tide and the structural engineers, to ensure proper alignment during settlement. Furthermore, custom connectors were developed for the modules to slot into steel connection points cast into the concrete to allow vertical flexibility between the modules and the core.

TANDEM LIFTS

The construction sequence saw modules manufactured in Tide's factory in



125 years Blue Circle CEMENT



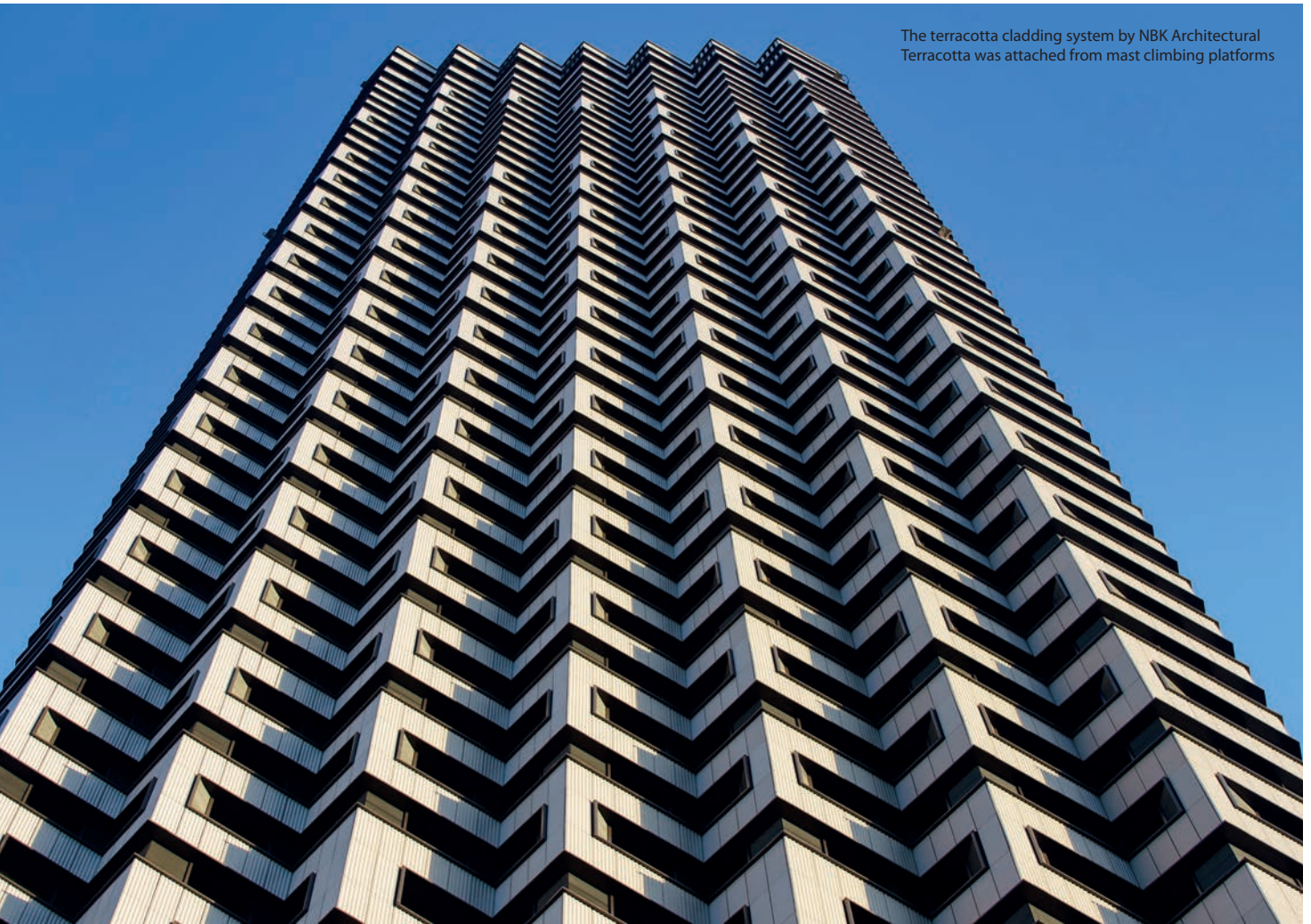
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The terracotta cladding system by NBK Architectural Terracotta was attached from mast climbing platforms

Bedford and delivered to site in batches while the concrete works were ongoing. The project was fortunate to have access to a large storage yard owned by the council just 150 metres away, so modules and materials could be dropped off overnight, avoiding daytime deliveries by road and the associated noise and access issues.

Two tower cranes positioned at the tops of the cores installed modules at a fast rate of 43 per week, equivalent to about one and a half floors.

Proximity to the railway line required crane lifting capacity to be 'de-rated' for safety, reducing the total weight they could carry. The largest module, fitted with bathrooms and kitchens, weighed up to around 30 tonnes, including the lifting frame.

"When we were designing and modularising our building, we foresaw this de-rating as a potential issue and designed to accommodate it from the outset," says Farrell.

As the stack of modules rose, the terracotta cladding system, made by Germany's NBK Architectural Terracotta, was attached from mast climbing

work platforms. There were two mast climbers per elevation, one to install the waterproofing and set up facade connections on the modules, the other following behind to fit the cladding.

The volumetric construction process, with parallel work streams on site and in the factory, had major benefits for the programme. The scheme was ultimately delivered in 28 months, two months ahead of the contract programme. Tide has estimated that even a 30 month timeframe would have resulted in a significant 40% time saving, compared to the equivalent traditional build.

As Bergin points out, speed of delivery can be a key deciding factor when clients are sizing up a residential scheme: "The sooner you complete, the sooner you can start bringing in rental income; if you finish a year or more quicker than a traditional building, that's a year you can spend recouping some of the costs of the project," he says.

Rapid construction wasn't the only benefit, creating modules in a controlled factory environment where, Farrell notes, "each module was QA'ed five times, plus a final time by a QA manager" before it left



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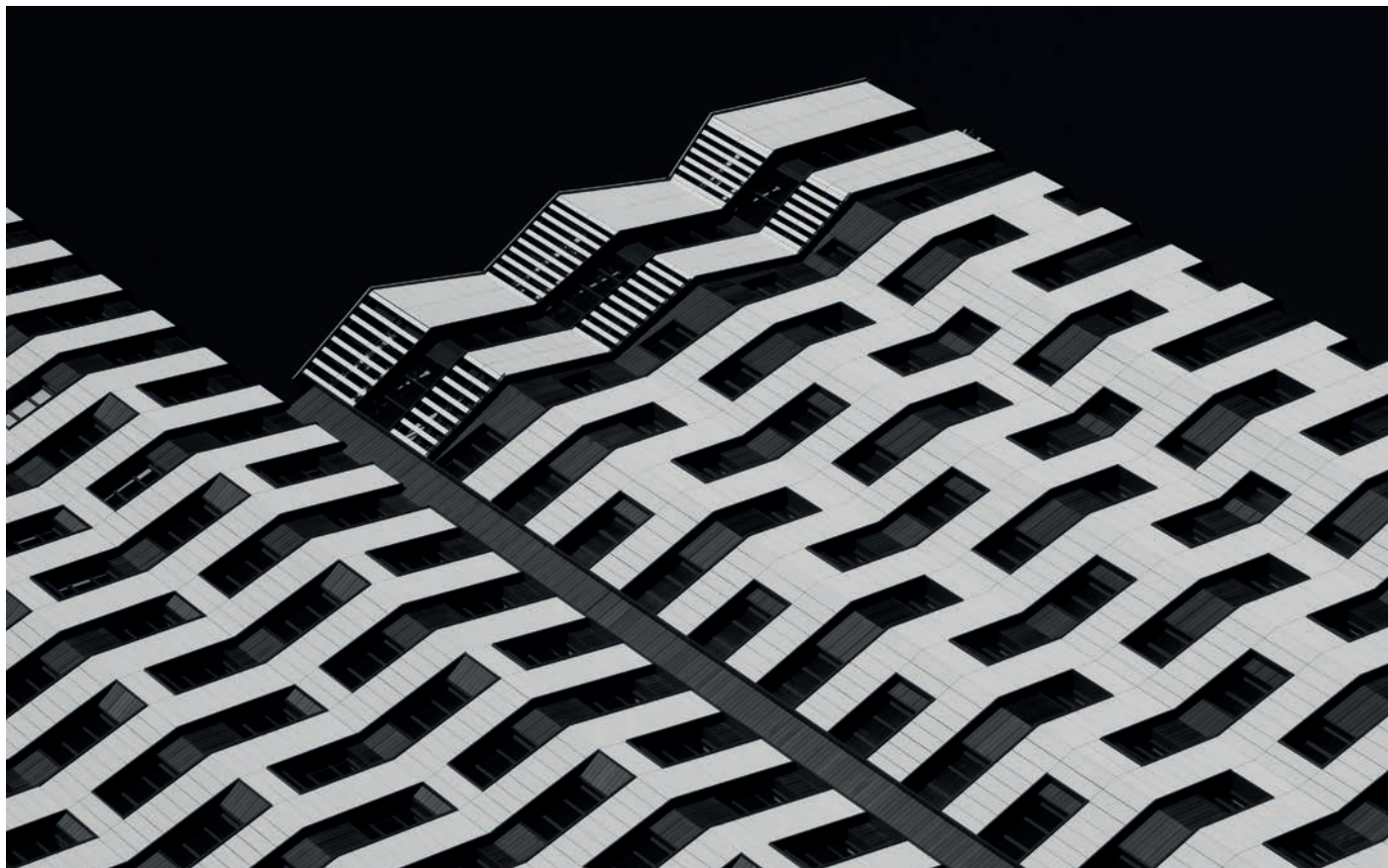
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the gate improves construction quality, “extending the longevity of the building.”

An approximate 60% reduction in labour onsite compared to a traditional build reduced workers’ exposure to high-risk activities, while the 300 factory staff all live locally, experiencing benefits for work/life balance. “The workforce is much more settled than on a traditional site, where people tend to be travelling longer distances to and from work each day. That’s a huge benefit; our staff retention is incredibly high,” says Farrell.

Advocates of MMC, including 3D volumetric, panellised systems and more, argue that it can play a key role in addressing the UK’s housing shortage, helping meet ambitious targets set by the Government. And while the offsite sector has taken a battering of late, with several large companies facing collapse and closure, the impressive state of high-rise construction in Croydon provides an encouraging example of what can be achieved when things work well.

To that end, Tide, Vision and HTA Design are collaborating on the design of another upcoming twin-tower volumetric scheme in the town, One Lansdowne Road, which gained planning permission at the end of last year. ■

TIDE BRINGS IN 40% EXTRA SUSTAINABILITY WITH MODULAR

Tide’s volumetric modular approach not only unlocks efficient construction, it can also deliver significant carbon savings, research has revealed.

A study of two volumetric modular residential schemes constructed by the developer, carried out by academics from the University of Cambridge and Edinburgh Napier University, found that whole life embodied carbon was cut by at least 40% compared with equivalent reinforced concrete buildings.

The projects were the Valentine, a 333-bed, 10-storey student accommodation tower in Gants Hill, London, and Ten Degrees, 546 homes spread across two high-rises in Croydon – opposite the College Road project.

Researchers assessed whole-life embodied carbon, measured by calculating CO₂ emissions per square metre across all aspects of design, construction and decommissioning, excluding operational energy.

The Life Cycle Assessment was based on as-built information and carried out in accordance with the latest carbon assessment guidelines and applicable international standards, plus the Royal Institute of Chartered Surveyors’ 2017

Professional Statement on Whole Life Carbon Assessment for the Built Environment.

The results were compared with alternative notional scenarios for functionally equivalent buildings constructed using traditional reinforced concrete construction.

Whole-life embodied carbon for the Gants Hill scheme was 552 kgCO₂e/m², compared to 998 kgCO₂e/m² for the notional scenario, a 45% reduction. Whole-life embodied carbon for the George Street development was 717 kgCO₂e/m², versus 1,220 kgCO₂e/m² for the notional scenario, a 41% reduction.

The results compared favourably to carbon targets set by the Royal Institute of British Architects (RIBA) and the London Energy Transformation Initiative (LETI), for 2025 and 2030.

According to the study, the vast majority of whole life embodied carbon (roughly 87% of The Valentine and 85% of Ten Degrees) was associated with the production stages preceding construction. The construction stages accounted for less than 3% and 1%, respectively.

The modules were responsible for around half of total project carbon up to construction completion on both schemes, making them the largest contributor overall.



**"THAT VERTICAL
INTEGRATION GIVES US A
HUGE AMOUNT OF CONTROL
OVER THE PROCUREMENT
PROCESS AND DELIVERY"**

**RONAN FARRELL, HEAD OF DESIGN,
TIDE CONSTRUCTION**

ROUND TABLE REVIEW

The Changing Face of Product Certification & Regulation

Building Insights LIVE

All images © Kim Neville & Amy Madigan



One of the key industry shifts in the new building safety regime ushered in by the Building Safety Act is a more robust product regulation and information culture, to drive a new level of rigour on product specification. However, a multi-disciplinary round table recently staged at the Institute of Directors in London by netMAGmedia heard a variety of challenging perspectives on the issue, which countered perceptions that the industry is well on the way to such culture change. The Building Insights LIVE round table, a valuable chance to gain expert insights from architects, Tier 1 contractors, product testing experts and consultants, suggested there was lack of knowledge on the changes and a lack of engagement with the process.

The Act brings a new set of professional competencies for all projects overseeing design and construction, and a set of procurement 'gateways' for higher-risk buildings, mandating when project submissions must be made to a new national Regulator. Alongside this is a potential new regime for product testing and certification, under a further dedicated Regulator, at the Office of Product Safety and Standards (OPSS). This is changing the paradigm for both construction product manufacturers, and the specifier contingent, with an overarching body to ensure the reliability of products' certification.

The round table set out some of the benefits and challenges of the new regime, with product regulation and certification having been called into question in the Grenfell inquiry and the Government-commissioned Morrell/Day report 'Testing for a Safer Future.' The round table reinforced concerns highlighted in the report, such as gaps in testing, and the fact that "up to two-thirds of products were unregulated" (due to not being governed by the Construction Products Regulation).

Attendees:

Peter Caplehorn – Chief executive, Construction Products Association/Construction Leadership Council

Bryan Cowey – Specification Consultant/BIM Co-ordinator, SpecStudio

Ross Newman – Technical Governance Manager & Regulatory Analyst, Warringtonfire

Seán McAlister – Pencil and Brick architects

Chris Gaze – Chris Gaze Associates

Mark Taylor – Technical Director, Allies and Morrison architects

Mark Wilkinson – Senior Technical Manager, Construction Products Association

Neville Grunwald – Director of Facades and Roofs, Wates

Amanda Long – CEO, CCPI Ltd

Paul Morrell – Consultant & former Government Chief Construction Adviser

Gabriel Pierazzini – Head of Technical - Facades, Kier Group

Sponsor attendees:

Mike Vaczi – Technical Director, Soprema

Tony Ryan – Chief Technical Officer, Siderise UK

However, according to round table attendee Peter Caplehorn, chief executive of the Construction Products Association, the sector had made “huge progress” on product regulation, and was “moving the dial on confirming and verifying what you have done.” Although he did caveat this by saying that manufacturers could be divided into three categories; those who are “on the case,” those who are “pretending they are making changes but who want to tread water,” and those “who are happy to do what they have been doing for over 30 years.”

The round table being held in February came shortly before the Government released its green paper setting out the consultation on improving the construction products testing framework, including minimum standards for third-party testing, new co-ordination between regulatory bodies, and clarified accountability across the industry. The event was sponsored by two manufacturers keen to position themselves as thought leaders on this issue – passive fire protection specialist supplier Siderise, and waterproofing, roofing and insulation manufacturer Soprema, both of whom gave useful perspectives in the discussion.

GETTING A GRIP ON SAFETY

Despite the potential benefits of a more robust process for vetting product certification, concerns were expressed (by Wates’ Nev Grunwald) that the sector “hadn’t got a grip on the Building Safety Act,” and that many in the industry thought it didn’t apply to them. The credibility of the Building Safety Regulator was also questioned (its staff’s knowledge levels, a lack of direction on Principal Designers’ remit, and a lack of predictability on how it was currently vetting projects). Some delegates expressed concerns that the BSR had already approved schemes which were not compliant.

Other key issues raised included ‘grey areas’ in contracts around products’ fitness for purpose, and the need to test ‘systems’ of products as assemblies rather than just individual products, an increased requirement post-Building Safety Act. The round table also heard that architects and housebuilders need to grow their understanding of product testing, and there was support for the increasingly popular Code for Construction Products Information, for assessing product information in the industry across a range of criteria.

The event also saw comment on the industry research undertaken among architects by ADF in 2024, which revealed a range of views on the subject, and helped to drive a focus on specifiers’

issues at the round table. While nearly half of architects surveyed said they had problems obtaining performance certification info on products, a slightly lower figure (32%) said they had difficulties with getting purely safety-related info. However, a large majority (84%) said that third party certification on safety and performance was an essential requirement.

POTENTIAL FOR A CULTURE CHANGE

The chair James Parker asked whether we are beginning to see the “culture change” that Hackitt called for happening yet in the industry, as the national regulator beds in with a mission to “actively enforce construction products requirements.” Amanda Long, CEO of CCPI Ltd said that “in terms of the industry change curve, it’s very early days.” Nev Grunwald of Wates commented that “trying to get the industry to engage” in terms of general housebuilders on the building safety agenda and product certification “is probably further away than we would like.”

The round table, which included former Government Construction Adviser Paul Morrell himself, also looked at issues raised in his report, such as the potential for culture change in the industry. Architect Mark Taylor of Allies and Morrison agreed with Morrell there was a disconnect between architects and product testing, saying, “The world of testing and the world of specifying and designing is two ends of a very long road.” He added: “Architects need to understand more about the context of the products they’re specifying,” but this was a challenge for smaller practices and time-pressured architects.

Morrell cast doubt on the possibility of the Government being able to change the culture of an industry as “diverse and fragmented” as construction. He agreed with the chair’s assertion that the driver which was likely to change behaviour fundamentally would be when an individual or firm is prosecuted, such as by the OPSS.

Representing SME builders as well as architects at design and build firm Pencil + Brick, was Sean McAlister who also sits on the London board of the Federation of Master Builders. He said the realisation that “all builders are going to be held responsible for specifications that the architects pass them, and that you can’t just rely on that for meeting safety requirements, that that’s really shaken the boots of everyone at the FMB.”

McAlister said there were major challenges to achieving an unbroken ‘thread’ of information through projects, asserting that many “don’t know how

to keep a record, and have to swap out products all the time.” In addition he said that the information around the Building Safety Act “hasn’t been made for consumer consumption,” excluding homeowners, and that explaining new duties to clients was very difficult, given the complexity of the language. He said “I’ve had to rewrite it in order to communicate it.”

Nev Grunwald had criticism for manufacturers “in the middle” who ‘are not bothering,’ regarding a change of culture to more rigour in product certification and testing – he commented: “we have let them get by for decades; we come up with another initiative and they say, ‘we’ve heard all this before.’” He added: “But it’s the law, it has to change – contractors of every size have to stand firm.”

Amanda Long summed up the ‘culture problem’ in construction, saying: “The fundamentals of the culture change are about accountability, transparency, and responsibility. There are other sectors that embrace those more readily than this sector does.” She added that on the client side, while there was evidence that some clients “haven’t taken the time to understand and buy into the responsibilities they now have,” the CCPI offered a “demand side pledge” enabling them to “show leadership and drive change.”

Peter Caplehorn suggested there were dangers to using prequalifications for project bids to ensure competencies and compliance under the new regime, warning that “people don’t fully understand the principles of the BSA,” including architects. Amanda Long concurred: “We have to be very careful that we don’t use things like ‘prequal’ to just assume that we can just tick that box.” Grunwald however said while prequalification was not the ideal route, it was a “good starter for 10,” as a systematic route to change, while standards and competence “have been driven by volunteers.” Long countered that there was a risk that prequal “could be misunderstood as the ‘be all and end all.’”

UNSAFE DEFINITIONS

Paul Morrell offered a fairly damning critique of current and previous Governments’ responses to the issue, saying “most of the questions in the review still haven’t been answered, but without them you can’t make all the other decisions.” He said the industry, pre-Grenfell, had been “trading on good luck.” Morrell also said the notion of contractual ‘safety’ was problematic and subjective, meaning “there’s no duty to design or build a ‘safe’ building, you

design a 'compliant' building." In terms of manufacturers, "if you're going to make them responsible for designing a safe product, but nobody's responsible for designing a safe building, you're going to make them the scapegoats."

Chris Gaze said the lack of degrees of meaning within the word 'safe' were a "big problem; I end up having to say 'how safe,' at which point I'm in the world of compliance. I want to comply with maximum diligence, but don't ask me to be safe when I don't know what safe is, and when we're so bad at judging risk and uncertainty." Gabriel Pierazzini countered that "there must be an agreed definition of what is safe." Mark Taylor added that when discussing fire, Government guidance relies on three adjectives for compliance: "adequate," 'reasonable,' and 'appropriate'; that leaves a void when things go wrong: how would the courts interpret them?"

THE REGULATOR'S REACH

The group discussed the new national products regulator set up within the OPSS, including its current and future scope. Peter Caplehorn was positive, saying he thought they had "done a great job building their capability and capacity so far," and hoped "they would get full support going forward." He said they had already made "a few interventions, which has in the main been good for the industry."

Tony Ryan, chief technical officer at co-sponsor of the event Siderise expressed support for the approach being taken by the new regulator for "not reinventing the wheel," and praised their engagement with the industry. Amanda Long echoed his words, saying that the regulator had been "very good" at engaging with CCPI, and praised the regulator's "product information management," and "behaviours in relation to products they've assessed, and how they've applied those behaviours across other products."

Despite Ryan's plaudits for the OPSS based on experience thus far, he cautioned that "manufacturers who are proactive and who stay ahead of the game embrace third party certification, and are already under continuous surveillance."

Nev Grunwald said there were persistent challenges in the supply chain: "We are being overly kind to the 'laggards.'" He cited one "large manufacturer of facade components" who was pushing back against changes to bring more rigour in testing, and who had an "absolute belief there was no requirement for change in specification testing." He added that Wates was "changing the way we deal with our supply chain because of the issues we

are finding; getting our arms around the lot, because there are holes in the testing standards." He asserted that project supply chains "should be acting as a team, not as combatants."

CCPI & STANDARDISATION

The CCPI is a voluntary, independent code for vetting product information, including 11 points under key criteria to ensure that information is "clear, accurate, up-to-date, accessible and unambiguous." A growing number of manufacturers are signing up, plus some Tier 1 contractors. Amanda Long said that even though the CPPI was currently at the stage of working with "early adopter" manufacturers, who were "willing and confident," even among these firms there were "differences between what is in the certification and the claims that are being made."

Paul Morrell said that as a general principle on testing, "we should work out product by product, industry by industry, when and what we should test, and why." He added: "We will start working these things out for ourselves, if our duties are clear."

Delegates said that some standardisation of product certification would be ideal, though potentially hard to achieve; Mike Vaczi, technical director at the round table's co-sponsor Soprema, commented: "Standardised details would be the dream scenario." Tony Ryan of Siderise concurred that standardisation for different product sectors was "key," however cautioned that there was a "lack of designated standards for safety critical products."

SYSTEMS THINKING

One of the key problems which has led to a "disconnect around trust in the industry," said Bryan Cowey of SpecStudio, is that products have been tested and certified as fit for purpose as single items, but not as systems assembled in individual site conditions; given the allied complexities this causes. However this level of rigour is what is required in order to provide a fully robust system, according to attendees, others proposed a system of 'templates' to more efficiently cover a range of scenarios.

Amanda Long agreed that there is "going to be more demand for testing of systems," and pondered whether more guidance on "bringing together tested systems" could be provided. Tony Ryan agreed that it was "totally impractical to test every single detail within every single project." Paul Morrell's view was that while systems testing had improved immensely, "the question is, what are you trying to find out; you can never test everything."

Attendees focused on some of the practical issues around testing and certifying products and systems to create performance standards in common situations not covered by laboratory testing, or where they sit in interfaces with other materials in the building envelope.

Mark Taylor of Allies and Morrison said: "Testing takes place between two pieces of concrete, particularly cavity barriers. This is one of our great problems." To try and address such issues he advocated "leadership from a single body, whether it be the Government or Construction Leadership Council or whoever, to find a way of fast tracking new GB standards."

He also highlighted the issue of the UK still "relying" on EU Commission Decisions around some aspects of materials fire safety, without testing. Taylor: "Some of these decisions are 25 years old; they're outdated," and proposed that the Government could write modified UK versions of the Commission Decisions to allow industry to fast track aspects of construction "without the need for additional testing."

SPONSORS' QUESTIONS

Siderise's Tony Ryan proposed a key question to the round table: "How are life safety critical product manufacturers supporting design and specification teams in understanding the complexities of product testing and certification?" Nev Grunwald praised Siderise for being "proactive" when it comes to testing, including a "supportive" approach "when we get to the difficult details." However he said that the major problem in the industry were the "holes in testing" for many building details, meaning that teams "lean on [guidance] which isn't applicable," and "make up the rules as we go along." Grunwald admitted that in order to "industrialise the rollout of standards for new tests" would require "people around the table who are all altruistic, which is difficult."

On behalf of co-sponsor Soprema, Mike Vaczi asked the group – in the light of the new safety regulators now being implemented – "how sure can we be as manufacturers the regulators will have the right knowledge and experience e.g. to understand fire test reports, updated Building Regulations, and BBA certificates?"

Vaczi cited a worrying example of a regulator approving an application from another manufacturer that wasn't compliant. Paul Morrell responded by saying "I wonder what will happen when the first building which has gone through the new gateway process suffers a catastrophic fire," adding that the

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Grenfell inquiry had recommended expanding the definitions of Higher Risk Buildings to “almost any complex building.” He said he thought the result would be “the Government putting the burden back to industry” due to the complexity of the challenge.

However, Nev Grunwald said that while it was unreasonable to expect civil servants to have the necessary knowledge, “we still haven’t got the people in industry to understand the certification they are obtaining,” for example around certain product assemblies.

SITE ISSUES – A SCAPEGOAT?

Wates’ Nev Grunwald pushed back against the idea that safety-critical products were only as good as those installing them on sites, citing the Grenfell inquiry report: “How many times did we talk about the secondary subcontractor? Very few; when did we start making mistakes? Design, procurement, delivery.” He added: “The problems start before we get to site, we have to start with the manufacturers who are dithering or doing nothing, and get them to start talking to their sales people.”

Bryan Cowey added however that he

regularly sees “outrageous specifications” from subcontractors which are “so prescriptive and out of touch with what a contractor’s wanting to see.” He added: “Ideally we should be providing a performance specification, so a contractor can pick what they need.” The key problem, said Nev Grunwald, was that the competencies around safety “have not yet been agreed,” and added that manufacturers and specification writers can both “be in a position where you put something forward that is actually wrong, and you don’t know it.”

CONCLUSION

The round table was a rare opportunity to bring experts in construction product certification together with manufacturers and specifiers including architects and housebuilders, to the critical topic of how the sector can build trust with a better testing regime. The Grenfell Tower catastrophe has had few positive outcomes, but one has been the beginning of a more robust, transparent framework for testing, certifying and marketing products.

While there are major barriers to overcome and points of clarification needed, the round table revealed the

aspiration for much more testing and standards, including systems. But as architect Mark Taylor characterised it, changing the industry is like “moving a supertanker,” so the Government may have to step in to speed progress. He said that architects’ standpoint on product certification has changed, however: “Architects used to believe everything that came from the manufacturer. Now we sometimes start from the opposite end and question; we find that whenever we interact with manufacturers in a critical way, there is a benefit.”

The Government has now responded to the Morrell/Day report in the form of a green paper and a consultation with the industry. But more clarity is needed for the sector, and as it waits for this, the centre would do well to pay attention to multidisciplinary forums such as our round table, and identify shared practical concerns. SME players are in urgent need of support to engage in this improved regime, and need to come to the table to help shape the solutions. Once the Government’s plans for a new ‘single regulator’ for the sector are revealed, it would seem the right time for a further round table, featuring the diverse supply chain mix we are able to deliver.

ROUND TABLE RECOMMENDATIONS

Our attendees provided a set of recommendations for the construction industry & government to adopt, to drive forward improvements in specification of water and energy saving appliances for new homes.

Chris Gaze, Chris Gaze Associates

You need a body of tests you can conform against, and which we can trust.

Mike Vaczi, Soprema

It’s about looking at the volume of what is going through the testing facilities; with more and more systems being tested, how do they cut down the timelines?

Mark Taylor, Allies and Morrison

Accelerate and expand the suite of test standards, find the gaps, and a kind of medium ground which suits the laboratories, but also meets the needs of the real world.

Gabriel Pierazzini, Kier Group

There should be a specific government-sponsored review of the testing that is available, paying people that are the best of the industry, and not people working in their spare time.

Seán McAlister, Pencil and Brick

A government-funded open-source virtual physics building model with building physics at its core and designed for AI testing and development would vastly speed up building product testing, compatibility checking and innovation, against the targets within the Future Homes Standard.

Amanda Long, CCPI Ltd

CCPI should be adopted by the Government; it’s really simple, and we are learning there are a lot of benefits. It isn’t possible to solve the problems of building safety by ticking boxes.

Tony Ryan, Siderise UK

More guidance and clarity around Gateway 2 submissions would be helpful to the industry.

Ross Newman, Warringtonfire

An awareness or PR campaign to dutyholders and design teams around how the Building Safety Act has changed the Building Regulations 2010, specifically clauses 11A to 110. Also the expansion of the fire engineering aspect of standards to cover the areas specifically excluded from the scope of the PFPF (Passive Fire Protection Forum) Guide to undertaking technical assessments of fire performance of construction products based on fire test evidence (2021).

Bryan Cowey, SpecStudio

We need to bring accountability back into the product test area, not just allowing people to test one element of a certain system. We need the regime set up so it brings the trust back in.

Nev Grunwald, Wates

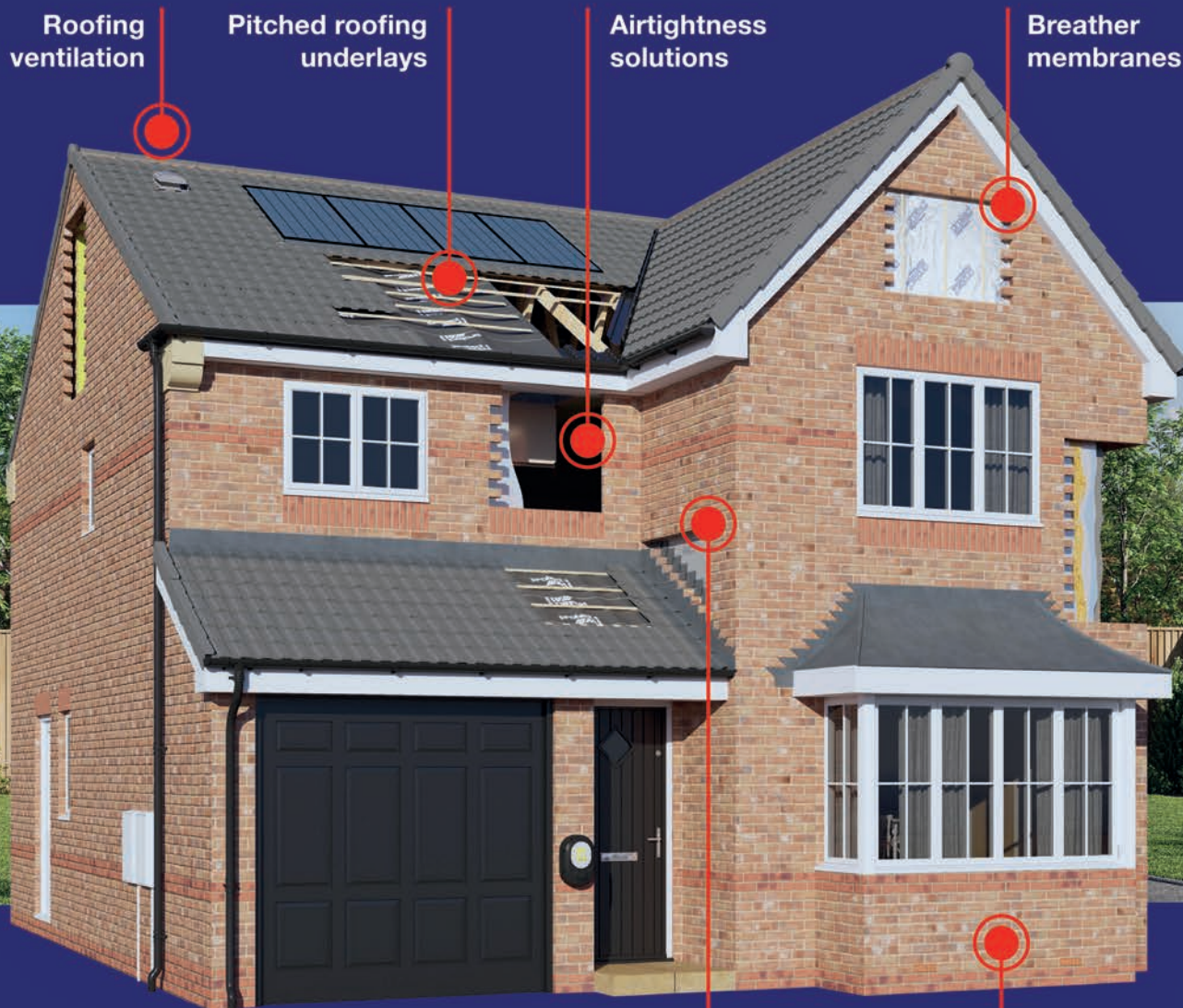
We should be choosing CCPI products, and we need a funded Secretariat at government level leading on things such as product testing, certification and new standards; and they must include SMEs.

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Marmox: The first 25 years



Born just a couple of years after The Battle of Britain, when Harry Parsons left school at the age of 16 to begin a course for aspiring site managers at the Brixton School of Building in South London, the country's priorities were still focused on replacing the housing and infrastructure destroyed during the war and although he has always been a very practical person, the maths and science he learnt in the late fifties made this young man's mind very receptive to new technologies, while he also harboured ambitions for adventure and foreign travel.

I was with Costain when a story in their house magazine about the projects overseas took my interest: which he chose to accept.

That unexpected opportunity, led to him spending the next 14 years in Nigeria, initially running the 'small contracts department' though the euphemistic title covered anything which could be supervised by one Ex-Pat. Harry reflected: "It was the broadest and best education I could have had. I realised I wasn't equipped for UK building sites but he then spotted a vacancy being advertised by a coatings company for a Middle East manager.

My patch, covered during a series of three-week jaunts, stretched from Turkey in the North down to Yemen and as far east as Bangladesh this gave me the confidence to start my own business. That step came when I flew into Cairo one night and was asked by my local agent to meet one Dr. Kamal the next morning. It turned out the learned doctor owned multiple businesses and showed me a number of products including a polyester resin and the coated XPS insulation which has come to be known as Multiboard"

Harry started Marmox from his garage in the spring of 2000. 2005 saw him move from the first small Rochester office into the 4,000 sq. ft. Laker Road premises before, in 2010, the company took over its current Caxton House HQ offering quadruple the storage for pallets and now accommodating 16 staff. The early years saw Showerlay and Soundboard added to the range, then Thermoblock proved a landmark in 2010 by tackling cold-bridging. Innovation continues apace with the A1 rated Fireboard introduced two years ago and a fireproof version of the floor-wall Thermoblock now awaiting BBA approval.

Harry Parsons



Marmox maintains a positive outlook

Managing director Sarah Viney, reflects on the manufacturer's future within the construction industry.

As an innovator, Marmox is continuing to develop new products which meet the requirements of both industry regulators and our growing client base, though we have come to accept that it can take time for markets to understand the full benefits of what are novel solutions.

It was a decade ago that we introduced Thermoblock to tackle cold-bridging at places like the floor/wall junction, with their concrete mini-columns ensuring structural continuity. It took a long time for specifiers to realise the advantages under SAP etc., but now we are seeing sales into housebuilding booming. Not just in the social housing sector, but also private development and for extensions and now the range is ready to welcome a fire rated version; only awaiting final award of its BBA certification.

The uptake of our recently developed Fireboards has been most encouraging, there has been plenty of visitors on the stand at exhibitions keen to hear about what is a unique Class 1 non-combustible product. It's about communicating the potential applications: there

clearly being a need for a fireproof tile-backer and also a substrate which is perfect for taking render finishes in EWI build-ups. Crucially Fireboard offers ways of satisfying the new Building Safety Act as well as addressing the concerns of building insurers.

Staying on the subject of fire safety, we are in the process of introducing another product with the same core and coating as Fireboard. It is a special brick slip panel we've developed with a slip manufacturer, that is basically a Fireboard 'receiver' with a recess sculpted to take the slips and likely to be a game changer: easy to handle and fix in place and, of course, our original launch product – Multiboard – sustains excellent market share in tiling and wet room applications: along with a diverse range of shower trays, drains and related products.

Looking beyond our domestic progress, Marmox has not had any problems with the international supply chain, despite the headlines about global conflicts and disruption to shipping in the Red Sea. We ship direct from Alexandria and our lead times as well as our costs have remained stable. So, as well as maintaining our stock levels in Kent, lead times on new orders continue to be three to four days

maximum while most are met next day. Beyond this the company also still prides itself on having excellent customer relations including support from our technical team and trade training section.

While Marmox is a family business, most important is the fact that across the company, we have the right people in the right jobs and we've been so fortunate we have enjoyed very good retention: the majority of our staff having been with us from the very early days in one role or another. Our current finance director, for instance, worked with our accountants when the business was first set up.

Overall, I'm really excited about the future, we're going from strength to strength, with a good team who really enjoy their work within a stable company. Parts of the construction industry are growing strongly again and, in time, we expect a greater shift towards off-site fabrication, which our boards are absolutely ideally suited to.

You will be able to discuss our range of products including a new and exciting range of Multiboard Showerlays, at the Installer Show at the NEC 24-26 June on Stand 4D27.

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INSTALLER SHOW STAND NO 4L26

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Schlüter-Systems showcasing the best in solutions



Schlüter-Systems will be exhibiting at this year's InstallerSHOW on the 24-26 June. With an extensive portfolio including underfloor heating, tile trims, shower profiles, shelves and waterproofing systems, all backed up by industry-leading service, expert advice and a collaborative approach to finding clients the right solution for every application, it's not surprising

Schlüter-Systems' products and services are bathroom installers' favourites. As well as the popular electrical floor warming system, DITRA-HEAT-PS, the display will also feature the new: Schlüter-KERDI-BOARD-WS; Schlüter-DESIGN-NICHE. The Schlüter team will be on hand to talk visitors through the very best solutions for waterproofing, underfloor heating, and tiling.

www.schluter.co.uk

INSTALLER SHOW STAND NO 4D27

Vent-Axia supports Global Recycling Day 2025



Vent-Axia celebrated Global Recycling Day, which took place on 18 March 2025. Vent-Axia is committed to reducing its environmental impact and its strategy focuses on three pillars: Product – Engineer Sustainable Solutions; Planet – Improve Environmental Performance; and People – Connect People Together, and recycling is a core part of this

vision. Vent-Axia's Group's sustainability targets include a goal of reaching 75% of sales revenue from low-carbon products by the end of FY2026 and for 90% of the plastic it uses in its own manufacturing to be from recycled sources by the end of FY2025. Vent-Axia has undertaken a groundbreaking initiative transitioning from virgin to recycled plastic in its manufacturing.

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SHOW PREVIEW

24-26 June
NEC Birmingham

MAKE THE RIGHT CONNECTIONS

InstallerSHOW is the UK's must-visit event focusing on sustainability in the built environment, bringing together more than 800 exhibitors and 30,000 visitors across three halls and three days at the NEC Birmingham.

In addition to the wealth of technologies and services on show, including a raft of new product launches, the event incorporates multiple live content areas which offer an informative and engaging timetable with a roster of compelling hosts and speakers.

Enhanced areas focusing on heating & plumbing, renewables, cooling, kitchens & bathrooms, surfaces, flooring & tiling, roofing, and tools & workwear, are combined with new features such as InstallerELECTRIC and InstallerBUILD. The latter is a new launch for 2025, tackling building and retrofitting sustainably. Located in Hall 4, it will foster collaboration between trades and specifiers as the industry heads to net zero.

InstallerBUILD will also feature The HAUS – a full scale two-storey house build. Designed by architects IF DO and built using regenerative materials by Natural Building Systems, The HAUS will be surrounded by manufacturers and suppliers who share the vision to showcase sustainability and shine a light on innovation.

It will be built using NBS's ADEPT integrated and demountable modular system to ensure it can be completed inside three days. ADEPT is designed for full adaptability and non-destructive disassembly to aid circularity and reuse. After demounting it will be used in a real-world housing project.

Confirmed supplier partners for 2025 include: A. Proctor Group, Abode, Ball & Young, Correla, Coram UK Holding, Classic Marble (Showers) Ltd, Egger Group, Fernox, FireAngel, Grant Westfield, Grundfos, Gutmann, Hager, Hafele, Jaga UK, Kitchen Link, NIBE Energy Systems,

Parkside Architectural Tiles, Pro Tilers Tools, Theben, Triton, Spotnails, Solax Power, Sonas Bathrooms, Stevie Chargers, Voltsmart, and Wienerberger.

To support the rapidly growing solar market, Installer Roofing returns, featuring the latest in roofing, cladding, insulation and solar integration, and chances to learn about cutting-edge insulation options that can save energy, and reduce environmental impact.

From smart roofing systems to state-of-the-art installation techniques, InstallerSHOW will bring visitors the future of roofing technology and give practical guidance for installers keen to gain knowledge about the products and techniques that can help them grow their business and stay ahead of the competition.

Roofing professionals can see tools and techniques up close as well as watch live demonstrations, see the latest products and solutions from exhibitors including: Marley, A Proctor Group, Weinerberger, Catnic, SIG Roofing, Hanson Plywood, Egger, Hambleside Danelaw, Pentagon, Mapei, CT1, SR Timber, Langley, Swisspearl, Segen, FloPlast, Accuroof and Sandtoft. The show also includes InstallerTRADES, dedicated to tools, workwear and 'van essentials' zone, in Hall 3a.

A MILESTONE CELEBRATION

2025 marks the 10th anniversary of InstallerSHOW. Since the first event in 2015, both exhibitor and visitor numbers have increased more than tenfold – all while retaining the sense of community and the festival feel of the show that have made it enduringly popular. To celebrate its 10th anniversary, there will be a number of special events and promotions throughout the three days, including a £10k giveaway for visitors.

Article Supplied by InstallerSHOW



Scan the QR code to register
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P.S. Parking is on us!

InstallerSHOW – the UK's leading event for heat, water, air and energy technology has a focus on sustainable solutions, with unique opportunities to explore new technologies, meet experts, and stay ahead in a rapidly evolving sector.

30 Years of Open Space Management



Meadfleet proudly marks 30 years of maintaining high-quality open spaces across England and Wales. Managing director David King commented: "Reaching this milestone is a testament to our expertise and commitment to providing housebuilders with a seamless, long-term solution

for open space management. With the introduction of Biodiversity Net Gain last year, ensuring the sustainable management of public open spaces has never been more crucial. We take pride in helping developers create lasting, high-quality environments for communities across England and Wales." Meadfleet's stability and three decades of experience supports the industry's need for dependable open space management.

enquiries@meadfleet.co.uk www.meadfleet.co.uk

Kent company wins big with Ironmongerydirect



IronmongeryDirect is excited to announce the winner of its TradeXtra prize draw. David Marguet-Turner has been announced as the lucky winner of 150,000 loyalty points to spend with IronmongeryDirect's TradeXtra Rewards loyalty programme. Any IronmongeryDirect customer who opened a TradeXtra Account

and registered for TradeXtra Rewards during this period were automatically entered into the prize draw. IronmongeryDirect's TradeXtra Account provides customers with instant interest-free credit of up to £10,000 for up to 60 days, easy online account management, exclusive discounts and offers, and early access to promotions and prize draws – all with no annual fee or hidden costs.

0300 303 88 21 www.ironmongerydirect.co.uk/tradextra



BEWI becomes first ICF supplier to be NHBC-accepted!

BEWI is thrilled to announce that its Thermomur® ICF system is now an NHBC-accepted system – and it is the first ICF (Insulated Concrete Formwork) system to achieve this accolade. Certification by the NHBC shows that Thermomur® has been rigorously assessed and meets NHBC's robust Standards. Critically it also demonstrates that subject to appropriate design and installation, the system can be used in homes covered by all NHBC's warranty products. BEWI Expanded Polystyrene (EPS) blocks ensure an outstanding thermal performance for new build projects and extensions. The 350 Super version of the product achieves a U-value of 0.15W/m²K, although all five standard wall types in the range are covered by the approval. Thermomur® also enables a fast and efficient build, with minimal mechanical equipment on site, and is totally compatible with the BEWI Jackodur® Atlas Foundation System, made from Extruded Polystyrene (XPS), which ensures superior insulation, combined with stability for the foundation slab. BEWI Thermomur® is a sustainable Modern Method of Construction which integrates insulation materials into the concrete formwork, enabling the construction of residential and commercial buildings which easily achieve PassiveHouse standards.

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Glidevale Protect's Whole House Solution - everything under one roof

Glidevale Protect has launched its Whole House Solution - an interactive web-based specification tool offering housebuilders and specifiers seamless navigation of its building envelope product collection, ranging from pitched roofing underlays and construction membranes to loft hatches and building ventilation. The new resource is available on Glidevale Protect's website and has been designed to make it easier than ever to see how Glidevale Protect's extensive product range can be used on real-life homes.

Offering one of the widest ranges of construction membranes on the market, Glidevale Protect's portfolio is suitable for various construction types including timber frame, SIPs, CLT, and steel frame construction. It includes external and internal, reflective and non reflective breather wall membranes including fire rated options. Its airtightness solutions, which include air and vapour control layers (AVCLs), can enhance the thermal performance of walls, ceilings, and floors, particularly when used as part of a system with an external wall reflective membrane.

Glidevale Protect's portfolio covers pitched roofing underlays for cold and warm roofs, and a range of roofing ventilation and accessories. When installed correctly, these products work together to ensure adequate roof space



ventilation in accordance with BS 5250, allowing the roof to breathe and minimising the risk of condensation.

Its roofing underlays include air and vapour impermeable (type HR), vapour permeable and airtight (type LR) and air and vapour permeable (type LR) underlays – all providing a second line of defence against wind-driven rain and snow. Glidevale Protect's high and low level roofing ventilation solutions include dry fix ridge and hip ventilation, as well as slate and tile vents with more than 450 tile profiles covering the majority of

tile and slate pitched roofs, while its eaves and abutment vents offer effective low level ventilation solutions.

The collection also encompasses airbricks, ventilation for walls and windows, and underfloor ventilation; cavity trays; and loft hatches.

Visit www.glidevaleprotect.com/wholehouse, to find out more. Follow Glidevale Protect on LinkedIn.

0161 905 5700
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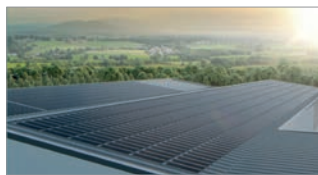
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www.schoeck.com

The next generation solar solution



Kingspan Insulated Panels is excited to introduce PowerPanel, an integrated roofing and photovoltaic (PV) solution designed for pitched roofs. PowerPanel is one of the first systems globally to earn the FM Approved mark to FM 4478, meeting

rigorous performance tests for fire, hail, wind uplift, and snow loading. This innovative system combines the thermal efficiency of Kingspan's industry-leading QuadCore insulated panels with advanced solar technology, delivering U-values as low as 0.11 W/m²K and energy output up to 475 Wp using lightweight dual-glass monocrystalline PV modules.

01352 716100 www.kingspan.com/gb/en

Rising demand for Yorkshire stone paving



Whether it's a classic English country garden, a high-end restoration project, or a contemporary property seeking a grounding, natural aesthetic, Yorkshire stone continues to prove why it has been the material of choice for centuries. Combining natural beauty, unbeatable durability, and local provenance, it

is the ultimate in sustainable, timeless construction and landscaping.

Britannia Stone are seeing increasing demand for their Yorkshire paving slabs and walling stone, not just from across the UK, but internationally too. And it's no wonder – Yorkshire stone speaks of heritage, craftsmanship, and permanence in a world of mass-produced, temporary materials.

info@britanniastone.co.uk www.britanniastone.co.uk



Proctor Air® brings benefits of modern technology to Scottish roofs

An architect's home near Dundee is seeing the benefits of its new roof underlay. Neil Simpson is fitting the Proctor Air® himself while renovating the roof of his stone-walled property built in 1902. "Proctor Air has been excellent," explained Neil. "It is relatively easy to install, and has protected us from the weather. The wind used to whistle through the roof before, but we've seen a difference straight away in reducing that infiltration." Situated in an exposed location overlooking the River Tay, the house is subject to the elements. As Neil has continued to live in the property during the work, the underlay had to be capable of protecting the property and its occupants. Proctor Air has a water resistance classification of W1, and its BBA certificate states the hydrostatic head is greater than 1m. This water hold out performance means Proctor Air can be left exposed for up to three months (although should not be relied upon as being waterproof). While the reroofing work has not experienced too much rain, there have been strong winds. Proctor Air can be used in wind zones 1-4 without additional measures such as taping joints or additional battens. Other advantages of Proctor Air are its Mullen burst strength and slip resistance performance. To find out more about **A. Proctor Group's** Proctor Air, download the brochure from the website below.

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OPEN TO ALTERNATIVES

Kevan Woolf of Velfac questions whether the introduction of Part O to mitigate overheating means inward opening windows are the only solution.



**FOR HOUSEBUILDERS
AND DEVELOPERS,
UNDERSTANDING THE
FULL IMPACT OF PART O
IS CRUCIAL**

The recent introduction of Part O of the Building Regulations has prompted designers to seek effective solutions to meet ventilation requirements, with many turning to inward opening windows as a primary option. But is this the only solution? Not necessarily. While inward opening windows address the key requirement that “window handles on windows that open outwards are not more than 650 mm from the inside face of the wall,” they also present several considerations that housebuilders and developers must account for.

One of the most significant factors is the impact on internal space. Inward opening windows require sufficient clearance to swing open, restricting where furniture can be placed and limiting design flexibility. Unlike outward opening windows, which allow for clear, unobstructed use of internal space,

inward-opening designs can interfere with room layouts, particularly in compact or high-density developments where every square metre counts.

Additionally, window cill boards – often used for decorative items, storage, or plants – become less functional, as they must remain clear to allow the window to open fully.

These practical limitations mean housebuilders must rethink internal layouts, potentially increasing design complexity and reducing usable space.

Another key consideration is cost. Inward opening windows often require more complex tilt-and-turn ironmongery, making them more expensive than traditional outward-opening alternatives. This additional cost, when applied across an entire development, can significantly impact budgets – something developers must factor in when specifying window solutions.

Beyond ventilation, another crucial aspect of Part O is the control of solar gain. Excessive heat from facade glazing can lead to overheating in modern homes, making it essential for architects and developers to carefully design window configurations that balance ventilation with thermal comfort. A key strategy is to minimise large fixed glazing elements and increase the proportion of openable windows to encourage natural airflow while limiting solar heat build-up. This means developers must be more strategic in their window selections, ensuring they meet both regulatory requirements and occupant comfort needs.

There are also additional design and usability factors to consider when choosing between inward and outward opening windows. Flexibility in ventilation is essential, and outward opening windows often provide a greater range of options, including lockable night



vent positions, opening restrictors, and free opening on friction guides.

For developers working on accessible homes, it's important to ensure that handle heights remain below 1400 mm from the floor, in line with the requirements of Part M4(2) for accessibility.

Furthermore, inward opening windows allow for easier internal cleaning, which can be a key advantage in high-rise developments, but this must be weighed against the potential loss of usable internal space.

For housebuilders and developers,

understanding the full impact of Part O is crucial – not just in selecting compliant window solutions, but also in considering how these choices affect cost, space, and the long-term usability of homes. Finding the right balance between ventilation, solar gain control, cost-effectiveness, and spatial efficiency will be key in ensuring developments remain both practical and desirable for future homeowners.

Marine Place, a striking development by Acorn Property Group in Clevedon, consists of nine three and four-bedroom townhouses overlooking the Bristol Channel. Designed as 'light-filled modern

townhouses,' each home features aluminium/timber triple-glazed windows, patio doors, and bi-parting doors, enhancing stunning seaside views.

The system specified also provides the exceptional weather protection required for this exposed cliff-top location, ensuring durability against salt-laden winds and driving rain.

Dave Gittins, head of construction for Acorn Property Group's Bristol Region, highlights us as a quality choice, previously used in another development. Given Marine Place's exposure to severe weather conditions, the system was selected for its tested performance and ability to withstand strong winds and loads.

Large windows on all four floors maximize the views, with bi-parting glazed doors opening onto sea-facing balconies and striking roof-level triangular gable windows. Internally, a white timber frame finish blends seamlessly with the interiors, while externally, dark grey aluminium frames complement the sandstone, white render, glass balustrades, and slate roofs, ensuring both aesthetic appeal and lasting performance.

Kevan Woolf is commercial internal sales manager UK at Velfac

Boosting housebuilding with innovation: using offsite for social homes

The UK is in a housing crisis with more than one million waiting for a social home. The government has set a target to build 1.5 million homes in five years, but to deliver this we must innovate.

PILOTING A NEW SOCIAL HOUSING SOLUTION

Midland Heart is one of the largest housing associations in the Midlands, with a remit to build 3,750 new social homes by 2025.

Tony Hopkin, head of development at Midland Heart, said "We want to play our part in reducing the housing shortage by building the quality, affordable homes that our region desperately needs."

Midland Heart worked with contractor TR

Partnership Homes to pilot EnveoVent, an innovative new offsite through-wall solution combining five Saint-Gobain brands, in a development of 12 two and three-bedroom homes at Barnesville Close, Birmingham.

SPEED, FLEXIBILITY AND SAFETY

EnveoVent was the only solution that allowed the organisation to meet the deadline for the Homes England Affordable Housing Grant.

Lauren Arthur, solutions manager at Saint-Gobain Off-Site Solutions, said: "While traditional builds take 12-plus weeks to construct a weatherproof shell, with EnveoVent the walls, floors and roof can be erected in as little as six days.

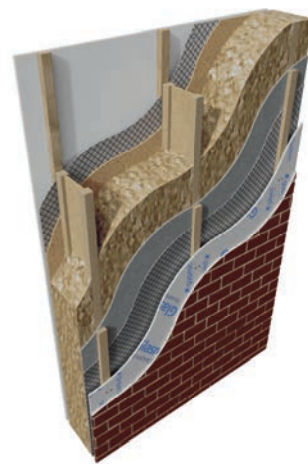
"Barnesville is a tightly pocketed site in a residential area with narrow access roads and a limited construction footprint. Offsite solutions are ideal for smaller parcels of land like this."

Using an MMC Category 2 panellised system such as EnveoVent also delivers safety benefits, cutting time spent working at height and the number of trades working in one location.

LOW-ENERGY, AFFORDABLE HOMES

Energy efficient homes are particularly important for Midland Heart, to support residents on low-incomes.

EnveoVent has excellent thermal performance with U-values of 0.16 to



0.13 W/m²K, exceeding the upcoming Future Homes Standard. Trials show homes built with EnveoVent can be heated via air-source heat pump for just £1.84 per day.

Gemma Davey, Midland Heart development manager, added: "Affordability is about more than just rent—it's about ensuring homes are energy-efficient and cheaper to run."

0800 225 225
www.saint-gobain.co.uk/enveovent

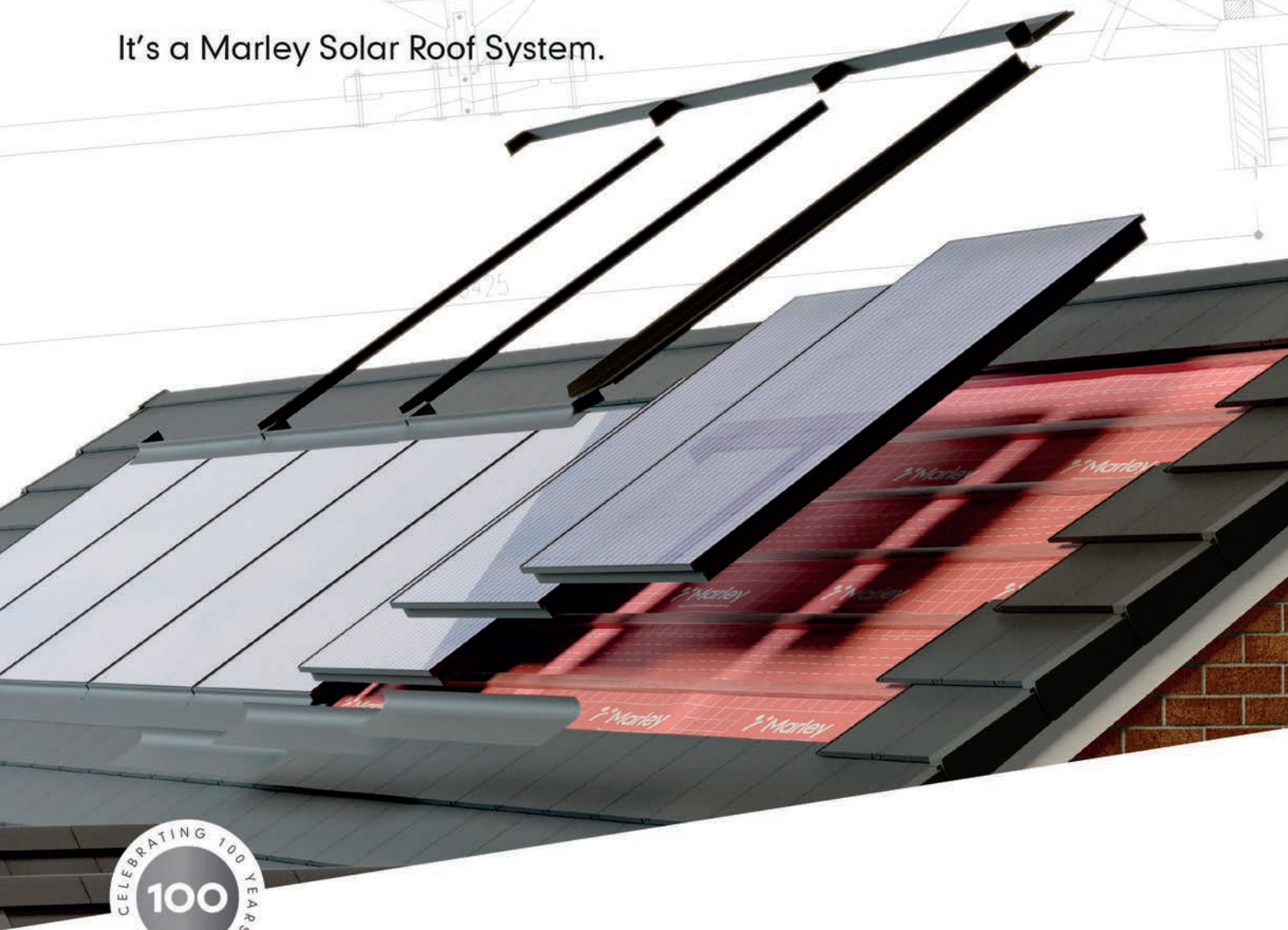


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Sapphire Balconies Enhance Outdoor Living at Deptford Wharves Plot 4

Sapphire's balconies are bringing high-quality outdoor living spaces to apartments in Plot 4 of Lendlease's Deptford Wharves development. A total of 217 apartments feature Sapphire's Next Generation suite of balconies, complete with flat infill vertical bar balustrades, providing a sleek and modern aesthetic.

Deptford Landings is made up of six thriving neighbourhoods, including the first phase which is now 100% sold. Delivering 1,132 homes, the development is innovatively designed to complement the surrounding area, creating a cosmopolitan community steeped

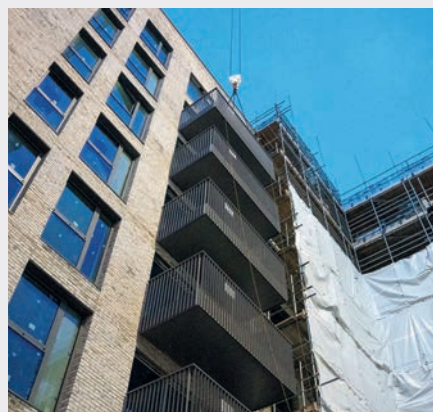


in history. A notable feature of Plot 4 is its use of Cross-Laminated Timber (CLT) for the building frame, offering sustainability benefits, excellent structural performance and reduced construction time due to off-site prefabrication.

The Sapphire team worked with Lendlease to manage balcony deliveries to the Deptford site as a small site footprint meant there was very limited on-site storage available. This meant that not only could the balconies not be stored on-site awaiting installation, but it meant that transport logistics needed to be considered at an early stage.

The innovative RLD connection played a crucial role in overcoming these constraints. By allowing balconies to be pre-slung on lorries and lifted straight into position, the installation was streamlined, reducing the need for temporary storage. The connection arms were integrated within the balcony Cassette®, eliminating any requirement for installers to step out onto an unsecured load. Additionally, the use of the G60 non-combustible anchor ensured compliance with fire safety regulations, fully thermally breaking the facade and mitigating any fire concerns related to the CLT structure.

Sapphire's innovative design combined the Next Generation Cassette, the Remote Locker Device (RLD) connection solution, and the G60 anchor to streamline the project.



These elements reduced the project's carbon footprint compared to previous systems, increased installer safety, and ensured seamless project delivery.

0333 034 4569
balconies.global

Euroform's WeatherClad® meets brief for Ilfracombe homes

Euroform's WeatherClad® wood effect shiplap planks have been selected for Devonshire Homes' new Ilfracombe development, Mariner's Haven. Euroform is supplying the low maintenance, fibre cement planks, which are manufactured according to BS EN 12467: 2012+A2:2018 and have BDA Agrément certification, in six bespoke colours.

Devonshire Homes has designed the Mariner's Haven homes in sympathy with the landscape. A number of the house types will feature half shiplaped exteriors to reflect the character of the development's coastal location in an elevated position overlooking Ilfracombe.

Performance and look were key criteria for product selection for Devonshire Homes. Initially, Euroform provided samples of eight bespoke colours from which the housebuilder chose six to depict sand, grass, sea and sky. WeatherClad® is also available in 21 standard colours, plus RAL and NCS colours on request, and Euroform provides a comprehensive range of colour matched profiles and trims.

The natural timber effect of WeatherClad®, with its random embossed grain, and the width of the board will both add to the pleasing look. WeatherClad® boards are 230mm wide, wider than most similar boards on the market.

WeatherClad® carries third party BDA Agrément certification from KIWA, a certification recognised by architects, specifiers, engineers and building control personnel. Certification confirms the product's suitability and fitness for



purpose in terms of performance and durability. WeatherClad® has a European Classification of A2-s1,d0 for Reaction to Fire in accordance with BS EN 13501-1.

Weatherclad® is part of the range of Euroform's Code for Construction Product Information (CCPI) assessed products.*

Angus Cook, Managing Director at Devonshire Homes, commented: "One of our top priorities when bringing our new homes to local communities is to ensure properties are sympathetic to the local environment. This is precisely why we chose Euroform's

WeatherClad® as the colours on offer complimented the countryside and ocean scenery surrounding Mariner's Haven. We always look to use high-quality products that will stand the test of time, and WeatherClad® promises to do just that with its strong durability and water vapour resistance. The team at Euroform have been a pleasure to work with and have provided support throughout the construction process as we work towards bringing these modern and energy-efficient homes to local house hunters who really need them."

Euroform's specification manager Kieran Huotari-Francis explains: "WeatherClad® is wider than traditional cement-based cladding planks and aesthetically more pleasing than narrower options. It was good to meet with Devonshire Homes to discuss their requirements, so that we could meet with their preferred bespoke colour choices and address their technical queries. We are working with their on-site team to provide support during construction."

WeatherClad® can be purchased from Euroform in split pallets, helping customers to avoid waste. There is no minimum order. Euroform has an easy-to-use online tool for calculating the number of boards required for projects: <https://www.euroform.co.uk/weatherclad-calculator/>

*www.cpicode.org.uk/verification-number/0009000421225

01925 860 999 www.euroform.co.uk

A NEW ERA OF SAFETY

The residential sector has a variety of new safety and certification requirements to navigate, especially under the Building Safety Act. Mike Vaczi of SOPREMA UK highlights why housebuilders and developers need to familiarise themselves with their evolving obligations.



The Building Safety Act has transformed how residential buildings must be designed, constructed, and documented. This transformation is particularly significant for developments over 18 metres or seven storeys containing two or more residential units, where requirements are exceptionally stringent. Housebuilders must now demonstrate unprecedented levels of due diligence in product selection, testing verification, and documentation.

Central to these new requirements is the Golden Thread – a comprehensive, accessible record of building safety information throughout a project's lifecycle. This encompasses detailed product specifications, test data, certification documentation, and installation records. For housebuilders, implementing robust systems for

managing and maintaining this information from initial design through to building completion and occupation has become essential.

The Hackitt Review's findings highlighted significant weaknesses in product testing and certification processes within the construction industry. In response, the Building Safety Act introduces stricter requirements for product verification and testing. One crucial aspect often overlooked is the importance of system testing versus component testing. Products must be tested as part of complete systems, matching how they will be installed on site. For instance, roofing and facade systems need to be tested with all components in place, including insulation, membranes, and fixings. Any variation from the tested system could affect performance and compliance.

The Act's Gateway process introduces strict documentation requirements at key project stages. Gateway 2 is particularly crucial, requiring comprehensive product safety information before construction can begin. This means maintaining detailed technical documentation for all specified products, providing evidence of appropriate testing and certification, and demonstrating how products meet performance requirements. Any deviations from tested systems must be thoroughly justified and documented.

Competency requirements under the Act demand a new level of expertise across all project stages. Design teams must possess a deep understanding of product performance requirements, while installation teams require proper training and qualifications. Site supervision must include appropriate technical expertise, supported by robust

quality control procedures. Regular competency assessments ensure these high standards are maintained throughout the project life cycle.

To minimise risk and ensure compliance, early engagement with manufacturers and certification bodies is essential. This collaborative approach allows developers to verify that specified products have appropriate system-level testing and that test configurations match intended applications. Comprehensive documentation of all decisions, supported by robust change control procedures, creates a clear audit trail of compliance.

While safety remains paramount, environmental performance increasingly influences product selection and specification. Modern developers must consider Environmental Product Declarations (EPDs), whole-life carbon assessments, and sustainability credentials alongside safety certifications. This holistic approach anticipates future regulatory requirements while meeting current compliance needs.

The digital transformation of construction documentation continues to evolve. Modern project delivery demands sophisticated digital solutions for managing product information and certification. These systems must ensure information accessibility

DEVELOPERS WHO ESTABLISH ROBUST SYSTEMS NOW WILL BE WELL POSITIONED FOR FUTURE REQUIREMENTS

throughout the project lifecycle while maintaining clear audit trails for all product decisions. Integration with Building Information Modelling (BIM) further enhances this capability, creating a comprehensive digital record of the building's composition and performance characteristics.

Looking forward, residential construction will demand even greater attention to product testing and certification. Developers who establish robust systems now will be well-positioned for future requirements. The industry can expect enhanced digital documentation requirements, increased emphasis on system-level testing, and greater integration of sustainability metrics into the certification process.

Successful implementation requires a systematic approach. Housebuilders

should begin by reviewing existing processes against new requirements, establishing clear responsibilities for information management, and implementing robust verification procedures. Regular training ensures teams maintain the necessary competency levels to meet these evolving demands.

The Building Safety Act represents a fundamental shift in how residential construction approaches product testing and certification. Success requires a comprehensive understanding of new requirements and robust systems for managing information and maintaining compliance. By working closely with manufacturers who maintain rigorous testing programs and comprehensive documentation, housebuilders can ensure both compliance and building safety.

The industry's future depends on our ability to embrace these changes and implement effective systems for managing product information and certification. Those who adapt successfully will be well-positioned to deliver safe, compliant, and sustainable residential developments in this new era of construction. The path forward requires commitment, expertise, and collaboration across the entire construction supply chain.

Mike Vaczi is technical director at SOPREMA UK

Mayplas adds new passive fire, acoustic and thermal products to range

Mayplas, a specialist in passive fire protection, acoustic and thermal insulation for the housebuilding industry, has introduced two new products. The new Party Wall Head Cap System and Therma Soffit add to Mayplas' comprehensive portfolio of products for timber and masonry frame applications.

The new Party Wall Head System provides fire protection compartmentation at the party wall junction. Installed together as per Mayplas' Installation Guide, the two-component system - a party wall head cap and a tile batten barrier, achieves 60 minutes fire integrity and insulation tested to the principles of EN 1363-

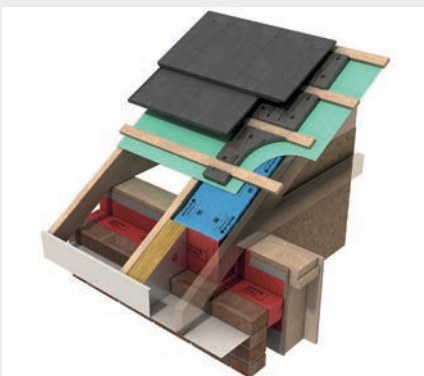
1:2012 and EOTA TR31:2008 and independently assessed in accordance with BS 476-20:1987 and BS 476-22:1987. The system addresses Building Regulations requirements to maintain the continuity of fire resistance between a compartment party wall and the underside of the roof covering, so preventing the spread of fire and smoke.

Mayplas' new Therma Soffit product also works at the party wall junction providing thermal insulation within the soffit. It is available in two thicknesses, 100 mm and 150 mm, facilitating required thermal resistance values (Approved Document L) and providing resistance to the passage of sound synonymous with stone mineral wool insulation (Approved Document E).

These new products join Mayplas' MP552 Cavity Stop Socks, MP556 Fire Stop Slab, MP551 Timber Frame Cavity Barriers and MP557 Acoustic Party Wall DPC Cavity Carrier, all recently tested to BS EN 1366-4:2021, to meet a wide range of housebuilders' specialist insulation needs.

"Builders are putting fire safety first and foremost. Our new Party Wall Head System together with our existing passive fire protection range addresses that need," explains Michael Hunter, Mayplas' technical director.

"We now provide a comprehensive solution for realising passive fire protection, for reducing

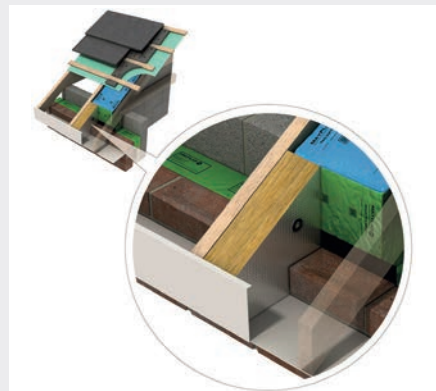


heat loss and for minimising sound transmission in both timber frame and masonry construction to help housebuilders create protected, energy-efficient and comfortable homes."

New technical data sheets are available at: www.mayplas.co.uk/housebuilding-solutions

Mayplas is a member of the Association for Specialist Fire Protection and the Structural Timber Association. An insulation specialist for over 40 years, Mayplas manufactures a range of fire, acoustic and thermal insulation products at its facility in Bury, Greater Manchester, ideally located for distribution throughout the UK. Mayplas can accommodate virtually any insulation specification, working with architects, contractors, developers, distributors and merchants. Mayplas is part of the Performance Technology Group.

0161 447 8320
www.mayplas.co.uk



Add technology to your new garage door

Garador, Britain's leading garage door manufacturer, has incorporated top functionality and new technology to ensure their latest range of domestic garage doors leads the way for modern life.

Their great-looking Up & Over, Roller, and Sectional doors can all incorporate the full range of Garamatic electric door openers, meaning they can be controlled by secure remotes or even by your smartphone or home hub. Fingerprint-controlled operation is also available.

Insulation and Security have become a must-have for garages. Garador was among the first manufacturers to offer high-insulation doors. For example, Garador's Premium Sectional garage doors provide exceptional thermal insulation with U-values down to 1.30 W/m²K. Garador was also the first garage door manufacturer to adopt Secured by Design and now offers its highly engineered Guardian range of garage doors designed with security in mind.

"There is so much more to a garage door than looks and colour," said Jon Watson, Garador's managing director. "Of course, we cover the latest trends in style, but equally important is choosing the best material, design, and functionality for individual requirements."

He said: "Our huge range of doors is available in the widest variety of materials, including steel, timber effect, real timber, and GRP,



each offering unique advantages for different locations and builds."

Garador's new paint technology has also been cleverly designed to withstand the elements while providing a deep and highly durable finish.

Today, choosing a garage door is a complex business, but there is help on hand.

"Our friendly team of advisors, both at our Somerset head office and through our extensive network of merchants and suppliers across the country, can help you choose the very best garage door for your budget and build," said Jon.

01935 443 700 www.garador.co.uk

BAL Waterproof 1C passes EAD certification for NHBC tanking regulations

BAL Waterproof 1C – the one-coat ready-mixed waterproofing system – has received EAD certification for use on NHBC-approved housebuilding sites.

From January 1st 2025, NHBC implemented new requirements for their members.

This will mean that any new house in the UK that is built (foundations laid from 1st January 2025) will require tiling in wet areas to be tanked with an EAD certified system to receive warranty and insurance, if they are tiling:

1. Shower over bath OR shower with shower tray, with standard flow rate <12 litres/min – WHEN the substrate manufacturer's guidance advises a tanking system is still required, or has not passed NHBC Table 2 assessment requirements.
2. ANY shower over bath OR shower with shower tray, with a flow rate >12 litres/min.
3. ANY wet room (fully tiled wall and floor, shower area).

To remain compliant, only suitable NHBC accepted products which form a watertight covering for walls and floors should be used.

BAL Waterproof 1C has been rigorously tested and adheres to all NHBC regulations, crucially receiving EAD certification ETA 24/1129 to comply with NHBC specified standard EAD 030352-00-0503.

BAL Waterproof 1C offers a number of

you're installing peace of mind

benefits over other EAD-certified waterproofing systems and is also certified with a full BAL tiling solution as part of EAD testing requirements.

BAL Waterproof 1C is a cost-effective ready-mixed solution – which means no additional mixing is needed on site – and can be used on most common substrates without priming*.

It is ready to tile after only 2 hours, meaning jobs can be completed sooner.

Formulated with fibre-strand technology for improved strength, it can be applied in one-coat on walls (ensuring 0.8mm thickness) and floors

(ensuring 1.6mm thickness) with a brush, roller or 4mm notched trowel.

This innovative new product is lightweight with easy-to-apply rheology and provides excellent coverage of up to 6m² – making it suitable for a standard domestic shower room, bathrooms or wetrooms.

BAL Waterproof 1C also has sustainable benefits with Low VOC and using 40% recycled materials.

01782 591100 www.bal-adhesives.com

Reclaimed Brick Tiles see surge in demand



Across the UK and beyond, brick tiles have become a firm favourite for architects, interior designers, homeowners, and developers looking to inject warmth, texture, and timeless appeal into their spaces. Whether it's an exposed feature wall in a London loft conversion or a rustic kitchen backsplash in a countryside

cottage, these versatile tiles are taking centre stage. **Reclaimed Brick Company** have seen a sharp rise in orders for their handmade brick tiles, crafted from genuine reclaimed bricks salvaged from buildings across the UK. This growing popularity is no surprise – it's a trend driven by a unique mix of aesthetic, environmental, and practical benefits that brick tiles offer.

info@reclaimedbrickcompany.co.uk reclaimedbrickcompany.co.uk

Introducing PDAS



PDAS specialises in the design, installation, maintenance and refurbishment of adoptable and private GRP packaged pumping stations for residential and commercial developments, where gravity drainage isn't available or practical. The company applies significant resources to the

overall design of pumping stations, installing equipment to the highest standards and taking a different approach to ongoing maintenance, once it has been commissioned. This approach to utilising technology to assist with the maintenance of pumping systems results in significant savings in OPEX costs. The pump station specialist is part of the Pump Supplies group, a large UK supplier of electric submersible pumps.

01483 930520 www.pdasgroup.co.uk

Uform: Driving growth in the contracts market



Uform supplies high-quality furniture solutions for kitchens, bedrooms, and living spaces within the UK and Ireland's housebuilding market. With over 30 years of experience, Uform guarantees timely delivery for projects of all sizes. Their range includes 104 ex-stock finishes available for

next-day delivery, supported by a nationwide UK delivery network. Uform's Contracts Team, in partnership with Accredited Contract Partners work with housebuilders to deliver affordable, premium quality ranges, which are rigorously tested and approved by CATAS & FIRA and supported by a 5 year product warranty (T&Cs apply). Explore Uform's case studies to see their successful partnerships with top developers across all project sizes.

028 7965 1650 uform.co.uk/our-customers/contracts

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Are you a developer seeking funding for residential or commercial property projects – or need a bridging loan to get things moving? **BLG Development Finance** offers bespoke development loans up to £15m, designed to meet your unique needs.

With their extensive experience, they can help developers overcome the challenges often faced with high street banks. Beyond offering competitive terms, BLG work with you to identify the right financial solution for your project while helping to maximise your returns. Contact BLG today to explore their flexible funding options – and bring your vision to life.

01483 949 494 www.blgdf.co.uk

DAB launches the 'plug and play' EVOPLUS LITE



DAB Pumps has launched the EVOPLUS LITE, an advanced wet rotor electronic circulator designed to enhance efficiency, reliability and comfort in residential and commercial heating, cooling, and domestic hot water systems. Engineered for plug-and-play installation, the quick-connect power supply with

superseal technology makes wiring fast and hassle-free, reducing installation time on-site. The EVOPLUS LITE delivers adaptive, high-efficiency performance while minimising energy consumption and operating costs. Its sensorless motor control and dedicated 32-bit processor optimise performance in real time, ensuring that energy is only used when needed.

sales@dwtgroup.com www.dabpumps.com

Panasonic hosts HVAC installers for training session



Panasonic Heating & Cooling Solutions welcomed installers to its new Training Centre of Excellence in Cardiff for the region's first air-to-water training session. This centre further enhances the existing UK Panasonic HVAC training facilities and mobile training vans. John Kellett, country manager for UK and

Ireland for Panasonic Heating & Cooling Solutions commented: "Training is vital for the UK workforce and delivers the skills needed to succeed in an ever-changing economy. It also helps ensure high quality heat pump installations that are energy efficient and reliable in reducing carbon and energy costs. Our focus and commitment to carbon neutrality is crucial if we are to tackle the global challenge of climate change for future generations."

aircon.panasonic.eu www.aircon.panasonic.eu/GB_en/propartner

Long Life Laminate Floors for Housing



Unilin Flooring offers durable, easy-to-maintain laminate floors ideal for housing projects. With waterproof and cost-effective options, specifiers can choose a long-lasting flooring solution tailored to their needs. Through ranges like Quick-Step, Elka, Vitality, and Forester, Unilin brings its expertise and in-house production to housing developments. Known for its Uniclic® locking installation, Unilin has been manufacturing laminate floors since 1990 and is recognized for its premium Quick-Step products. Quick-Step's latest collections provide housing developments with authentic, waterproof, and durable floors. The Majestic and Capture collections feature waterproof construction and Uniclic® for easy installation. Majestic offers 2.05 m planks in 10 wood designs, ideal for large areas, with an 8.5 mm thickness for added durability. Capture provides a versatile 1.38 m plank with timber touch technology, creating a real wood look. With 9mm thickness, it offers excellent durability for domestic spaces. Unilin also recommends the Quick-Step Impressive collection, featuring 20 waterproof wood designs. Available in a 1.38 m plank and 8 mm thickness, Impressive is perfect for private areas and, like other collections, uses Uniclic® for fast installation. With these collections, Unilin Flooring ensures high-quality, long-lasting solutions for housing projects.

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DON'T BE A CYBER VICTIM

Colin Donnellon of Clear warns construction firms that it's time they woke up to the real threats posed by cyber attacks, as they are more vulnerable than ever due to growing reliance on digital tools and electronic transfers; and wonders why only 21% of board members oversee cybersecurity issues.



Despite the growing number of cyber attacks, UK-based construction companies still aren't getting the message: They are just as vulnerable to attacks as any other sector, and cybercriminals see them as lucrative, soft targets.

High-profile incidents, such as the cyber attacks on Bam Construct and Interserve, have highlighted the sector's susceptibility. Yet, many construction firms continue to underestimate the threat they face. A Government study has revealed that construction companies are among the most likely to fall victim to cyber fraud.

It's time therefore that the construction industry woke up to the reality of cyber threats. The stakes are high, and the consequences of just carrying on as normal could be devastating.

FALLING BEHIND

The 2023 survey commissioned by the Government on cyber security breaches has revealed a concerning trend: construction businesses are falling behind in online protection, resulting in higher rates of fraud. Defined in the study as "fraud involving deception for financial gain," these attacks often employ methods such as ransomware, viruses, spyware,

malware, hacking, or phishing.

The survey found that 5% of building firms reported falling victim to cyber fraud in the past year. Alarmingly, only 21% of construction companies have board members responsible for cybersecurity, which is lower than almost every other sector. The report goes on to reveal that 26% of construction companies do not have adequate software security update policies or 'patch management,' representing a higher proportion than most other industries.

Other protective measures recommended by the Government include the use of VPNs, firewalls, up-to-date malware protection, separate guest and staff Wi-Fi networks, and data backups.

For construction firms, the risks associated with cyber attacks are manifold – operational, reputational, and legal. Construction companies rely heavily on their supply chains, and any disruption, including those caused by cyber-attacks, can significantly impact project delivery, leading to lengthy delays and increased costs.

From a reputational standpoint, a cyber-attack can have far-reaching consequences too. If malware spreads beyond the company or if confidential data is leaked, it can impact suppliers

and clients, further damaging the company's reputation.

A data breach can also put a firm in hot water with the General Data Protection Regulation (GDPR), which requires businesses to keep data secure and confidential. This includes sensitive information about other businesses, employees, and clients.

If a data breach happens, the firm responsible could face fines and penalties for violating GDPR, even if the breach was due to a cyber attack. Additionally, the firm may have to notify individuals whose data has been compromised, a process that can be both costly and time-consuming, especially in large-scale breaches.

THREAT OF FRAUDULENT EFTS

Electronic fund transfers (EFTs) are a lifeline for construction firms. They offer a fast and secure way to move large sums of money, which is crucial for paying suppliers, subcontractors, and other stakeholders. They also simplify international transactions, enabling construction companies to source materials and services from around the world. While the speed and reliability of EFTs help maintain cash flow and keep construction projects on schedule – they

are also digital, making them highly susceptible to cyber-attack.

Typically, cybercriminals will use social engineering techniques to trick employees into authorising fraudulent EFTs. This can involve impersonating a trusted contact or creating fake email addresses that appear legitimate.

As soon as a fraudulent EFT is completed, the funds are quickly moved to offshore accounts, making it difficult to recover them. This can result in substantial financial losses for construction firms and disrupt their financial operations, by delaying payments to suppliers and subcontractors, which can, in turn, delay project timelines.

The fallout from transacting fraudulent EFTs can be highly detrimental, leading to reputational damage among clients and partners. Furthermore, construction firms may face legal and compliance challenges if they fail to protect sensitive financial information, potentially resulting in fines and regulatory scrutiny.

REBUILDING AFTER A CYBER ATTACK

Preventing a cyber event isn't always possible, but being prepared can make all the difference. For construction companies, specialised cyber insurance policies are invaluable. They cover

26% OF CONSTRUCTION COMPANIES DO NOT HAVE ADEQUATE SOFTWARE SECURITY UPDATE POLICIES OR 'PATCH MANAGEMENT'

various cyber risks such as data breaches, ransomware attacks, and fraudulent EFTs.

A cyber insurance policy can also cover financial losses from cyber incidents, including investigation costs, legal fees, and potential fines for violating data protection regulations like GDPR, as well as the costs of notifying affected individuals and providing credit monitoring services. These policies can also provide access to specialised incident response teams that can manage and mitigate the effects of a cyber attack by identifying the breach source, containing the damage, and restoring systems.

Moreover, cyber insurance helps protect a firm's reputation by covering public relations efforts to manage the repercussions of a cyber incident, such as communicating with clients, suppliers, and other stakeholders to

reassure them that the firm is taking appropriate measures.

IT'S TIME TO HEED THE WARNINGS

It's no secret that the UK's construction industry is facing a multitude of challenges. Labour shortages, rising costs, economic uncertainty, and the push for sustainability – including the ambitious goal of net-zero carbon emissions by 2050 – are all headwinds the sector must weather. So, tackling the threat of cybercriminals who view the industry as an easy mark might not be a top priority.

However, cybercriminals are opportunists who, frankly, don't care about the industry's woes. They are simply on the lookout for vulnerabilities like outdated software, lack of employee training, and insufficient data protection that they can exploit. Construction firms, therefore, really need to take these threats seriously and beef up their cyber defences. This includes getting comprehensive cyber insurance and treating the current digital environment with the urgency it deserves. Otherwise, one day a ransomware attack could cripple their operations, leaving them struggling to recover and rebuild, without support.

Colin Donnellon is development director at Clear



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LVT: THE SENSIBLE FLOORING CHOICE

Luxury vinyl tiles combine style, durability, and easy maintenance, making them a top flooring choice for modern interiors. Lorna Williams at Amtico shares why it is the perfect solution for new developments.

Choosing the right flooring is one of the most impactful decisions when designing or renovating a space. It needs to be visually appealing, durable, comfortable, and easy to maintain.

Luxury vinyl tiles (LVT) have quickly become one of the most popular flooring choices for homes and commercial spaces alike. Offering the perfect balance of style, performance, and practicality, LVT floors meet the needs of today's modern interiors. Whether you're looking to create a sophisticated, timeless aesthetic or something bolder and more contemporary, LVT offers endless possibilities.

WHY CHOOSE LVT?

LVT is the flooring solution of choice for homeowners, designers, and architects due to its exceptional resilience, easy maintenance, and aesthetic versatility. It is designed to endure the rigours of modern life while maintaining a high-end appearance, making it ideal for spaces where durability and style are equally important.

LVT flooring is built to withstand high foot traffic, everyday wear and tear, and moisture, making it a great choice for kitchens, hallways, bathrooms, and living rooms. Unlike traditional materials, it shouldn't suffer from water damage, staining, or the need for costly upkeep. With lifetime warranties available on some products, LVT can provide a long-term investment that continues to offer value year after year. Often with multiple durable layers, this provides the ultimate wear over time.

Additionally, this option is incredibly low maintenance. It's easy to clean and look after, requiring only a simple sweep and mop to keep it looking fresh. With no special treatments or harsh cleaning chemicals needed, it's the perfect option for busy households or commercial spaces. Its inherent water resistance ensures it is more traditional materials, offering superior protection against spills and stains. Collections designed with antimicrobial properties reduce bacteria by over 99.9%*, helping to ensure a much



more hygienic home.

LVT also provides comfort underfoot, with a softer feel than hard materials such as stone or ceramic tiles.

Additionally, this material is compatible with underfloor heating systems, ensuring warmth and comfort, especially in colder months.



AFFORDABILITY MEETS LUXURY

LVT is an affordable luxury flooring option. While many premium flooring materials come with a hefty price tag, it delivers the same high-end look and feel at a more reasonable price, making it a fantastic choice for those on a budget without compromising on luxury.

DESIGN OPTIONS FOR EVERY STYLE

Whether you're looking for the timeless appeal of wood, the sophisticated elegance of stone, or the bold creativity of abstract patterns, LVT offers many design opportunities. The advanced manufacturing processes behind the material allow it to replicate natural

materials, with remarkable authenticity.

You can create a timeless look in a more affordable way, with beautiful, high-quality parquet designs that bring warmth, texture and pattern to modern homes. Parquet flooring has a unique ability to add character and sophistication to any space.

For homeowners who love the luxury of stone, LVT can replicate materials like marble, granite, and limestone, while offering added warmth underfoot. This makes LVT an excellent choice for high-moisture areas like kitchens and bathrooms, where natural stone may require frequent upkeep.

If you're looking for something modern and bold, abstract and contemporary patterns are a fantastic option. LVT can offer vibrant colours, geometric designs, and creative patterns, allowing homeowners to inject personality and flair into their spaces with the option to make a statement with striking focal points.

Sustainability in home design isn't just about the materials we choose – it's about longevity. LVT is made to last, reducing the need for replacements and minimising waste. It's a smarter investment for both homeowners and the environment.

Lorna Williams is head of product design & visual creation at Amtico

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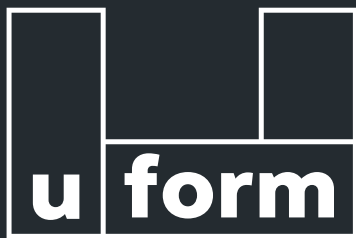


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A SUSTAINABLE MIX OF GREY, GREEN & BLUE

As the UK targets 1.5 million new homes, sustainable drainage must be part of the plan, says Ben Puddy of Hydro International; he explains how blending blue, green and grey systems can build the perfect drainage mixture to support climate-resilient communities.

The Government has put housing at the heart of unlocking growth in the UK, committing to deliver the biggest housebuilding programme in two generations.

The deliverability of building 1.5 million homes, the overhaul of the UK's planning system, and the impact on the green belt have so far dominated the debate.

What receives considerably less airtime is climate resilience: the question of how, in a time when extreme weather events are becoming commonplace, we can deliver new settlements and towns with the drainage systems that are suitable for a changing climate.

BLENDING NATURE & ENGINEERED SOLUTIONS

With targets in place for Biodiversity Net Gain (BNG) and a greater focus in the development community on creating green and biodiverse spaces that promote community wellbeing, there is a drive to embed nature-based drainage solutions.

Green and blue – nature-based solutions on the surface – are increasingly being seen as the prime solution to alleviate the burden on our wastewater infrastructure. The reality is that on many sites it is often more efficient for these solutions to be integrated with below ground 'grey' systems.

There are a number of reasons why this blend of drainage engineering is likely to be more successful. For many new housing sites, a solely natural green and blue SuDS solution that returns surface water into the environment is often not feasible due to limitations including soil types and ground conditions.

In these scenarios, grey flow attenuation systems are vital to effectively manage surface water runoff.

Selecting the right flow control solution



is an essential element of a successful SuDS system. A better performing flow control passes a higher volume of flows earlier during rainfall and means that less capacity on site is needed to store excess flows. This approach not only reduces the land take of storage ponds or detention basins where needed, but also cuts construction costs.

SuDS installations must be resilient to increased run-off from urban creep, new developments and a changing climate. Flow controls that have the option for future adjustment will be key, as changes in flow rate can be accommodated through modifications to the unit, rather than requiring total replacement.

Blended grey, green and blue solutions can make best use of the land available and provide housebuilders and developers with an optimal combination of effective surface water storage and public amenity space. Sitting beneath swales, detention basins or ponds, storage and infiltration tanks add capacity while

reducing the surface-level impact of the drainage solution.

Adding smart flow and sediment level monitoring within these below ground stormwater drainage systems provides asset owners with a greater understanding of performance over time. This enables proactive maintenance and optimises environmental protection.

THE GREY ADVANTAGE

Ponds and swales have the ability to treat water sufficiently to meet water quality legislation (as outlined in the CIRIA SuDS Manual (C753) Simple Index Approach). However, an additional proprietary, below-ground grey solution can boost performance and bring additional benefits.

A stormwater treatment system, incorporated upstream of a pond can provide efficient pre-treatment and remove sediments, litter and hydrocarbons while reducing the footprint of the wider solution.

NATURE-BASED AND GREY UNDERGROUND SYSTEMS ARE NOT AN 'EITHER OR' DECISION FOR HOUSEBUILDERS



The resulting benefits are significant and wide ranging: firstly, reducing the size of the pond required if necessary due to a smaller sediment forebay requirement. Further benefits are simplifying maintenance and the associated reduction in costs through automated maintenance alerts; protecting the biodiversity of the pond by removing the majority of pollutants upstream; and reducing the chance of shock loadings of pollutants if pond sediment needs to be dug out.

EARLY ENGAGEMENT FOR LONG TERM BENEFITS

To construct the most effective sustainable drainage systems, land take, long-term performance and maintenance must all

be considered at the earliest stage of the planning and development lifecycle.

Forward thinking and early engagement with specialist providers can help the developer community to consider the options and integrate grey solutions while ensuring that green and blue SuDS are embedded across a scheme.

While the delay to the adoption of Schedule 3 of the Flood and Water Management Act 2010 means that the use of SuDS is not yet mandated in England, it does not need to hold back the developer community. With Wales having already adopted the schedule in 2019 and decades of tried-and-tested engineering expertise within the supply chain, there is already a wealth of knowledge available

to housebuilders and developers.

Nature-based and grey underground systems are not an 'either or' decision for housebuilders. With early engagement they are complementary solutions which can be combined to deliver effective sustainable drainage, while reducing land take and supporting biodiversity and public amenity goals.

Ben Puddy is product manager at Hydro International

To find out more about blending blue, green and grey solutions, download Hydro International's free guide "SuDS for Developers" by scanning the QR code.





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Modern Urban kitchen showcases trendy look



With **Keller**, trends are introduced before they become widespread; the company has always been a design pioneer. The new Modern Urban scheme is perfect for contemporary kitchen interiors where design and affordability go hand in hand. Today's fashion encompasses lines, ribs, the travertine-look and a penchant for the modular. This new kitchen, answering modern tastes, is ideal for new builds and refits alike; it's compact, modern, and stylish while space optimisation is simple. The Everest model here, in melamine, beautifully illustrates the new Peat ribbed-effect finish while the ultra-matte Evia graphite units and handle trims in metallic bronze complete the urban look.

www.kellerkitchens.com

Quooker COMBI : The boiling and hot water tap



The **Quooker COMBI** is one of the only boiling-water tap systems with an A energy rating, offering unmatched efficiency for modern kitchens. Its unique high-vacuum insulation delivers instant boiling and hot water with minimal energy use. By removing the need to run the tap while waiting for hot water, the COMBI can save up to 7,000 litres of water per year. Compact and easy to install, it's a sustainable solution that fits perfectly into energy-conscious new builds –

combining performance, convenience and environmental responsibility in one sleek, innovative system.

0161 768 5900 www.quooker.co.uk

Why less is more in buckets made with Hardox® 500 Tuf



German manufacturer Kaiser showcases its new bucket design made entirely of Hardox® 500 Tuf. Pictured from left to right: Company owner Manfred Kaiser with his sons Lutz and Christian Kaiser.

Don't let looks deceive you. Building a bucket entirely with Hardox® 500 Tuf wear plate results in enhanced wear performance, less need for maintenance and less fuel consumption due to reduced bucket weight. By going all-in with Hardox® 500 Tuf you get a bucket that outperforms traditional buckets in many ways.

Using Hardox® 500 Tuf in buckets brings the following benefits to bucket design:

- The absence of wear strips inside of the bucket creates a clean shell structure, resulting in a lighter bucket and preventing material from sticking. By eliminating the need for welding wear strips inside the bucket, you don't compromise the material properties by causing heat-affected zones.
- Outside wear protection strips are not required, as the bucket shell is made of a 50 HBW harder material in an optimized thickness.
- A thicker side plate of Hardox® 500 Tuf stands up to wear and impact with less hassle. Wing shrouds are not needed, saving time on installation and replacement on site. These updates reduce digging forces, making excavation easier.
- It's not necessary to weld or bolt on extra heel shrouds. A 20 mm strip of Hardox® 500 Tuf provides reliable corner protection.

HOW IS THIS IMPROVED DESIGN POSSIBLE?

Dan Forsström is a senior wear specialist at SSAB's Knowledge Service Center who has been developing and testing this design in real life.

"What makes Hardox® 500 Tuf special is that

it's a wear plate with structural capabilities. Thanks to the steel's high hardness, strength and toughness we can ensure the entire bucket's wear resistance and long-term durability. A conventional design with outer wear strips on an AR 450 bucket is replaced with a harder and stronger shell in Hardox® 500 Tuf. The same goes for other parts of the bucket. The hardness of Hardox® 500 Tuf in combination with impact toughness similar to Hardox® 450 makes it an all-purpose solution for a new generation of excavator buckets," Forsström says.

As with all Hardox® wear plates, Hardox® 500 Tuf is through-thickness hardened; the through-thickness hardness of Hardox® 500 Tuf is also guaranteed through the entire thickness of the plate. This ensures reliable wear resistance during the buckets' entire lifespan.

HARDOX® 500 TUF SIMPLIFIES MAINTENANCE AND REPAIRS ON SITE

Replacing several wear steel grades in a bucket with only one – Hardox® 500 Tuf – ensures a predictable and long service life in the harshest operating environments. When the time comes to repair or rebuild the bucket to its original performance, you only need to keep one grade of wear plate in stock for maintenance and repairs.

BUCKET MANUFACTURER KAISER IN GERMANY WENT ALL-IN WITH HARDOX® 500 TUF

Maschinenbau Manfred Kaiser GmbH is a manufacturer of construction machinery and other special equipment for manufacturers and dealers worldwide.

"The advantages for bucket end-users are obvious. We have hardly noticed any difference in the workshop properties of Hardox® 500 Tuf compared to Hardox® 450, which is very important to us," says Manfred Kaiser and adds, "We've been able to reduce the dead weight of the excavator bucket by around 10%, compared to the previous model through design changes. The thinner wear plates need less heat input during welding and thus help to ensure the steel's high wear resistance remains. The fact that only Hardox® 500 Tuf plate is used in this model also makes it easier to rebuild the excavator bucket, whenever necessary."

ESTIMATED PRODUCTIVITY AND ENVIRONMENTAL IMPROVEMENTS

The new bucket design with Hardox® 500 Tuf outperforms a conventional bucket in the same class:*

- 14% average service life increase
- 30% service life increase for the cutting edge
- 10% reduced bucket weight

*The numbers are based on general use cases. Results may differ for individual applications.

For further information, please contact:
Ursula Egenhofer, Brand Manager Hardox® wear plate, SSAB Special Steels
Ursula.egenhofer@ssab.com, phone: +1 412 680 0080

ssabuk@ssab.com
www.ssab.com/en

What does NHBC accepts mean for Modern Construction in the UK?

In a monumental step for Modern Methods of Construction (MMC), Nudura UK has become the first Insulated Concrete Form (ICF) system to achieve the prestigious NHBC Accepts accreditation. This recognition from the National House Building Council (NHBC) marks a significant milestone for both Nudura and the wider construction industry, as it paves the way for greater adoption of ICF in mainstream building projects across the UK.

But, what exactly does NHBC accepts mean for modern construction, and why is this such a critical development for builders, architects, and developers?

WHAT IS NHBC ACCEPTS?

NHBC Accepts is an accreditations scheme designed to fast track the adoption of innovation construction products and systems by ensuring they meet NHBC's rigorous standards for safety, performance, and compliance. The NHBC is the UK's leading provider of warranty and insurance for new homes, which means that achieving this accreditation guarantees that a product is recognised for quality, compliance, and suitability for use in homebuilding projects covered by NHBC warranties.

In other words, if a product or system holds NHBC Accepts accreditation, developers, architects and contractors can be confident



that it is fully approved for use in new builds under the NHBC stringent guidelines.

NUDURA: THE FIRST ICF TO BE NHBC ACCEPTED IN THE UK

As the first ICF system in the UK to receive NHBC Accepts accreditation, Nudura has broken new ground. ICF technology, which uses hollow, interlocking forms filled with concrete to create super structures, has long been recognised for its strength, energy efficiency, and sustainability. Now, with the added validation from NHBC, Nudura ICF is poised to transform the landscape of UK construction.

This achievement means that Nudura ICF can be used in NHBC-backed projects with complete confidence. For architects and contractors, this significantly simplifies the approval process, reduces red tape, and accelerates the path to construction.

Achieving NHBC Accepts certification is more than just a seal of approval for Nudura – it represents a seismic shift in how the UK construction industry can approach Modern Methods of Construction (MMC). With the UK government's growing emphasis on sustainable building and innovative construction techniques, Nudura is not only elevating the status of ICF systems but also contributing to the wider transformation of the construction industry.

The benefits of NHBC Accepts are clear: faster project approval, enhanced sustainability, improved build quality, and greater confidence in compliance. But most importantly, this accreditation reinforces the fact that the future of construction lies in innovative, high performance materials like Nudura ICF. Ready to start building the future? Get in touch with Nudura today and discover how our NHBC-approved ICF systems can elevate your next project.

info@nudura.com
www.nudura-europe.com/en-gb

EVO: The Future of Intelligent Charging



2025 marks the arrival of EVO, the next-generation home charger and Red Dot Award winner. A fresh take on a familiar face, EVO builds on everything loved about the popular QUBEV Smart, adding advanced features, improved efficiency, and native OCPP compliance. EVO is the easiest charger

to install, setting a new standard for home EV charging. It also introduces three solar charging modes: Charge Now (plug & go), ECO (solar + grid), and ECO+ (surplus solar only). All improvements come at no extra cost, with an extended 5-year manufacturer's warranty included. EVO is available with next-day UK delivery. Visit the **Rolec** website for more information.

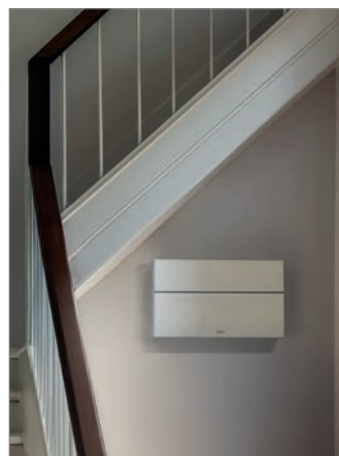
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Safer, Smarter Evacuation Management



Lucent Square, a new residential development, has been equipped with **Advanced's** EvacGo evacuation alert system to enhance resident safety and ensure compliance with the BS 8629 Code of Practice. S&R Electrical Contracting Services Ltd selected Advanced's EvacGo system due to its compliance with BS 8629 and its reputation for reliability. This is the first time the team has installed EvacGo, and, following the completion of this project, they now highly recommended it based on their experience. As with all EvacGo systems, the panel at Lucent Square is housed inside a secure STS 205-certified enclosure with a BS EN 1303-compliant lock and key mechanism, ensuring that only the fire and rescue service can access the controls.

0345 894 7000 advancedco.com



BG launches updated circuit protection range

BG Circuit Protection has undergone a comprehensive evolution, with updates designed in direct response to contractor feedback. This newly improved range reflects our ongoing commitment to innovation, safety, and customer satisfaction, ensuring compliance with the latest 18th Edition Amendment 3 wiring regulations while addressing real-world installation challenges. The latest enhancements streamline installation, improve functionality, and provide a cleaner, more organised setup. Whether for new builds, retrofit projects, or futureproofing for renewable energy integrations, the new BG Circuit Protection range delivers flexibility and reliability that professionals can trust. Philip Grove, product manager for BG circuit protection comments: "This update is all about making installation easier, neater, and more efficient for contractors. We've listened to the feedback and introduced features that truly make a difference. Whether you're fitting a standard unit or preparing for future expansions, BG Circuit Protection offers a complete solution." BG is part of the **Luceco** Group, which also includes the Sync Energy and Masterplug brands as well as commercial and domestic lighting. Luceco has over eighty years of industry experience and is internationally recognised as one of the market leaders across all key electrical products.

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ESP set to ignite the fire and CO alarm market

INTRODUCING ESP

ESP has been developing and supplying security related products to the UK electrical industry for more than 20 years. Part of the Scolmore Group, ESP offers a comprehensive range of electronic security and fire detection products. The range comprises CCTV, Access Control, EVAC, Fire Protection, Smart Security, Emergency Lighting and Sangamo specialist time switches and heating controls.

ESP benefits from being part of Scolmore Group, one of the UK's leading manufacturers of electrical accessories, circuit protection, lighting, home automation, security and cable accessory products. Established in 1989, Scolmore designs, develops and manufactures an ever-expanding range of innovative, energy-efficient and time-saving solutions for commercial and domestic projects. Products from across the group of companies continue to be specified and installed in a range of settings including residential developments, hospitals, schools and hotels.

ESPIRE FIRE AND CO ALARM RANGE

ESP has invested significantly to introduce a new name to the fire and safety alarm sector with the launch of Espire. Espire is a comprehensive range of high performance fire and CO alarm products that has at its core quality, reliability and innovation. Sitting as a separate brand under ESP's growing product portfolio, Espire is supported by Scolmore Group, distributed by ESP.

COMPLIANCE AND SUSTAINABILITY

The range will help specifiers meet the recommendations of BS5839-6: Code of Practice for the Design, Installation, Commissioning and Maintenance of Fire Detection and Fire Alarm Systems in Domestic Premises, and BS EN 50292: Electrical apparatus for the detection of carbon monoxide in domestic premises – Guide on the selection, installation, use and maintenance.

All Espire products have undergone a meticulous design, development and manufacturing process at the dedicated factory. All alarms have been tested by third party test houses and certified by LPCB (Loss Prevention Certification Board) and TUV, to meet the relevant product standards – BS EN 14604 for smoke alarms: BS 5446-2 for heat alarms and BS EN 50291-1 for CO alarms. All products come with a five year warranty.

ESP has taken a proactive stance on sustainability by integrating eco-friendly materials and energy-efficient designs. The company has used recyclable packaging



material across the entire range, opting for brown card packaging that is fully recyclable and 100% biodegradable.

A COMPREHENSIVE OFFER

The Espire fire and safety alarms are suitable for Grade D1, Grade D2 and Grade F1 installations. The comprehensive range comprises five alarm types:

- Optical smoke alarms.
- Heat alarms.
- Smoke and heat alarms.
- Carbon Monoxide (CO) alarms.
- CO and heat alarms.

The optical smoke alarms and heat alarms are available in the following options:

- Powered by mains with a sealed tamper-proof 10-year lithium battery.
- Powered by mains with 9v replaceable battery.
- Powered by a sealed tamper-proof 10-year lithium battery.

The smoke and Heat alarms, CO Alarms, and CO and heat alarms are available in the following options:

- Powered by mains with a sealed tamper-proof 10-year lithium battery.
- Powered by a sealed tamper-proof 10 year lithium battery.

INNOVATIVE FEATURES

The range offers a number of innovative features, some unique in the market:

- Auto-Dimming Power LED (patent pending)
- Stainless Steel Insect Mesh Barrier (patent pending)
- RF Link
- Lock-in base
- Responsive thermistor
- 24-hour memory function (patent pending)

ACCESSORIES

ESP has also launched a collection of accessories. These include RF modules; relay bases; red IP65 strobe with selectable sounder; remote control switches; multi-tool – RF pairing and lock-in base release tool; and flame-retardant alarm masking plate.

FIRE PROTECTION YOU CAN RELY ON

With a strong focus on reliability, compliance, innovation and sustainability, ESP believes it is poised to make a significant impact on the fire and CO alarm sector with its Espire range. As safety standards and technology continue to evolve, this new name is set to lead the way in protecting lives and properties.

01527 515 150 www.espireuk.com



Water usage will be key in future developments

Combining the increasing Per Capital Consumption (PCC) with the UK's growing population means that by 2050 the UK water deficit is predicted to be 5000 mega litres per day.

Despite plans including transporting water across the country and building new reservoirs, 65% of the water deficit will have to be met by a reduction in consumption. At the recent Waterwise Conference, Helen Wakenham, director of water at the Environment Agency stated that water efficiency "should be embedded into the plans we have for housing".

ACHIEVING PCC TARGETS BY BUILDING WATER EFFICIENT HOMES

In all new properties, developers will be given financial rewards for designing in basic water conservation measures, known as the Common Environmental Incentive including low volume dual flush toilets, low flow taps and showers and water efficient washing machines and dishwashers. For achieving these standards developers will receive a rebate of £172 per property.

There are also regional enhanced standards. United Utilities offer additional financial incentives for the installation of a whole site flow regulator. These modulate the flow entering customer premises, so limiting the amount used by the customer. Without a degradation of service or any behavioural change, there is a 'natural' reduction in consumption. These



products are fitted to the main water supply, removing the risk of consumer interference and ensure that minimum standards of water supply are maintained as specified within the Water Industry Act and Water Fittings Regulations.

GROUNDBREAKER – THE HIGH REWARD SOLUTION

In any property with a meter Groundbreaker's NRv2 LoFlo can be installed between the water meter and manifold in any water meter enclosure. So, meeting the enhanced incentive standard, and receiving the additional rebate

of £100 for an outlay of a maximum of £30.

Groundbreaker's NRv2 LoFlo has several flow modulation ranges available which enable the perfect balance between usage reduction and service provision, and all meet or exceed United Utilities required flow rate. As an added benefit, the Groundbreaker's LoFlo Check Valve systems have the unique property of providing whole site protection against contamination by back flow (up to fluid category 2) as standard, so protecting the water network.

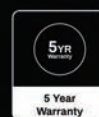
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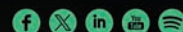
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Click Scolmore set to revolutionise electrical installations

Scolmore Group is a leading manufacturer of electrical accessories, circuit protection, lighting, home automation, security and cable accessory products. Established in 1989, the company designs, develops and manufactures an ever-expanding range of innovative, energy-efficient and time-saving solutions for commercial and domestic projects.

Scolmore Group's highly experienced team members work with specifiers and contractors to deliver quality, reliable and compliant solutions for an array of building and refurbishment projects. Products from across the group of companies are specified and installed in a range of settings including residential developments, hotels, hospitals and schools.

INTRODUCING ELUCIAN

Following considerable success with the introduction of its Elucian range of single phase consumer units and protective devices in 2021, Scolmore has made a significant investment to launch the Elucian Three Phase Distribution Board collection. Designed to deliver reliable performance, safety, and flexibility for commercial and industrial installations, the comprehensive new range will ensure compliance with the latest industry standards.

REGULATION COMPLIANT

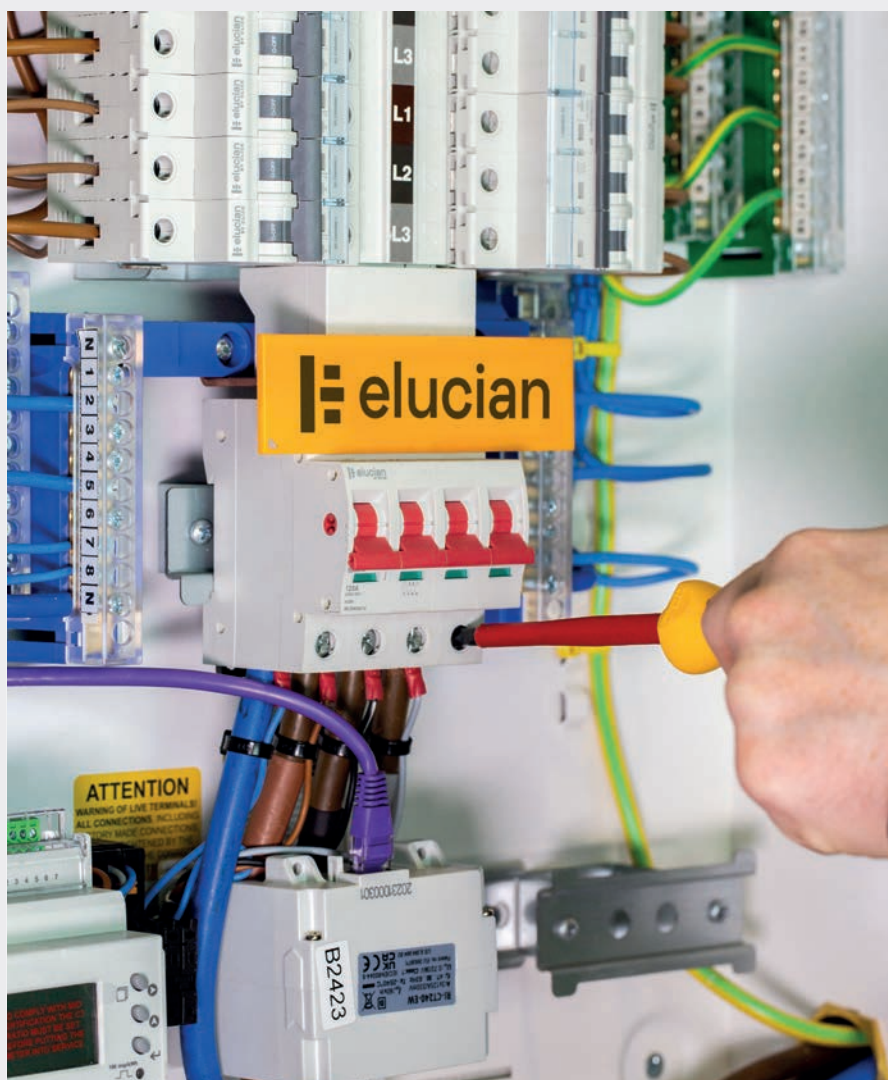
Elucian's distribution boards are meticulously designed and engineered to deliver consistent, high-performance results, making them a trusted choice for professionals. Each board undergoes rigorous testing to meet and exceed BS EN 61439-3 standards, ensuring compliance with safety, durability, and functionality requirements. This thorough process guarantees that the products will provide dependable, long-lasting solutions for even the most demanding electrical installations, while offering peace of mind to installers and ensuring compliance with BS 7671.

The full Elucian Three Phase range consists of distribution boards, extension boards, circuit protective devices, energy meters and accessories.

THREE PHASE DISTRIBUTION BOARDS

The range comprises seven distribution boards – 4, 6, 8, 12, 16, 20 and 24 way. Designed with a modern finish, they boast a number of key features:

- 4 and 6 way boards: Developed specifically to only work with a 125A incomer, ensuring optimal performance and compatibility for safe and efficient power distribution. They are supplied with gear tray and busbars pre-installed.
- 8, 12, 16, 20, and 24 way boards: Offer versatile configurations, allowing the installer to choose between any Elucian RCCB, 125A Isolator, or 250A Isolator.
- Device Alignment: The boards will maintain device alignment when fully installed, ensuring a neat and organised appearance.
- Quick Release Doors: Fitted with spring clips, making them quick and easy to remove.



- SPD Installation: SPD for the 4 and 6 way boards can be installed on additional phase connectors. On 8 way and larger boards, it can be integrated into the main switch or busbar.

Other features include:

- Ventilation Slot
- Trunking Entry
- Stacked Boards
- Double Stacked Terminals
- Cable Tie Mounts
- Space for Cables
- Internal Earth Nut
- Additional Connection to Phases.

CIRCUIT PROTECTION DEVICES

The Circuit Protection Devices are designed to populate the Three Phase Distribution Boards and Extension Boxes. The move into Three Phase calls for larger sized devices (3 Pole and 4 Pole), higher rated/breaking capacity devices (10kA) and D Curve devices.

These devices are ideal for safeguarding complex electrical systems while ensuring seamless operation and compliance:

- Mains isolator switches: 3 and 4 pole 125A and 250A.

- Residual Current Circuit Breaker (RCCB): Type A and B.
- Surge Protection Device (SPD): Type 1 and 2 and Type 2.
- Arc Fault Detection Device (AFDD): Available in B and C Curve (AFDD+MCB in B Curve only).
- Miniature Circuit Breaker (MCB): 1 and 3 pole B, C and D Curve (6A to 63A).
- Residual Current Circuit Breaker with Overcurrent Protection (RCBO): Available in B and C Curve.
- Three Phase Multi-Function Energy Meter Kit: Designed for seamless integration into all the distribution boards. Supplied as a complete kit.
- Blanks: Single and Three way Din Rail Blank Module with 125A & 250A Adaptors.

A range of accessories is also available, including Three Phase to Single Phase converter, 125A and 250A busbar caps, Three Phase isolator locking kit, Three Phase RCD link kit, RJ45 cable (1,500 mm), gland plates and blank plates.

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