



The FMB's Brian Berry explores the 'Permission in Principle' route to planning permission



Investment in a large access road in Nottinghamshire kick-starts a 985 home Keepmoat scheme



Revised National Planning Policy Framework published, challenging poor quality housing

08.18

HOUSEBUILDER & DEVELOPER



SPREADING OUT IN SOUTHALL

Plans have been submitted for a 2,000 home mixed-use scheme in Ealing, London, named the Margarine Works after the factory that stood on the site

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A new community in Nottinghamshire is to be unlocked with the creation of a large access road for this major scheme from Keepmoat Homes. Andrew Mason, divisional chairman, explained to Jack Wooler how the housebuilder's contribution to infrastructure funds helped them kick-start a 985-home new district which goes under the name of Chase Farm.

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James Parker

FROM THE EDITOR

Depending on your point of view, this Government's promise to "end rough sleeping by 2027" may either be an insultingly insincere soundbite, or a commendably ambitious promise.

As always, Ministers responsible for putting their names to this pledge (including halving the current amount of rough sleepers during this Parliament) will not be in post to be judged on their success. But the proposals deserve at least consideration, given the scale of the problem.

The £100m plan centres around mental health care and support for rough sleepers. Although tackling the acute end of the poverty scale, the plan shares something with the new Green Paper on social housing however, in that it swerves in-depth discussion of built solutions to the problem.

While Secretary of State for Housing James Brokenshire's rough sleeping plan includes £50m for homes outside London for homeless people moving on from hostels, Labour has attacked it for containing "no new money." The bigger picture is that rough sleeping is only the most visible symptom of a massive problem, with councils currently looking after over 79,000 homeless families in temporary accommodation.

The new Green Paper, developed in the wake of Grenfell, proposes a 'new deal' on social housing, but focuses on "rebalancing the relationship between tenants and landlords," including bringing in a new regulator. However it's not just about existing tenants – one of the Housing Department's five key bullets describes "building the social homes that we need and ensuring those homes can act as a springboard to home ownership."

Just how those new homes will be that "springboard" in themselves is hard to see, but the document introduces a new arrangement where tenants can purchase a chunk of their rental property (as 'low' as 1 per cent). Where leveraging the essential volume construction of homes that our poorest people can afford fits in to all this is a mystery. New moves in the Paper to give councils more borrowing flexibility from Right to Buy receipts don't seem to be the missing link, welcome though they are.

The influential Mark Farmer of developer Cast weighed in quickly with concerns about the lack of anything concrete on building: "Tackling the housing crisis head-on needs much more focus on delivering affordable homes in appropriate locations with appropriate social and physical infrastructure that can generate sustainable communities."

He added: This can only be achieved by bringing forward more public land for development and diversifying our housing market both in terms of tenure offering and methods of production. There is a unique opportunity to use innovative homebuilding techniques."

Given all the background noise on the need to build genuinely affordable homes, we can only assume the omission of a strong housebuilding focus from the Green Paper is deliberate. If so, it's a startlingly timid move.

James Parker

HOUSEBUILDER & DEVELOPER

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ON THE COVER



08.18

HOUSEBUILDER & DEVELOPER



SPREADING OUT IN SOUTHALL

Plans have been submitted for a 2,000 home mixed-use scheme at Ealing, London, named the Margarine Works after the factory that stood on the site

Assael Architecture –
Margarine Works, Southall
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Homes England partnerships set to deliver thousands of affordable units

A strategic partnership between Homes England and eight housing associations has been announced, the first wave of which is targets deliver 14,280 new affordable homes by March 2022.

The eight partners have signed up to deliver more than 23,500 additional homes across all tenures, including for market sale.

In total, Homes England has said it will provide a funding package of just under £590m through to March 2022 to support the first wave of strategic with the eight associations: Great Places, Home Group, Hyde, L&Q, Matrix Partnership, Places for People, and Sovereign / Liverty.

The housing associations have all committed to significant increases in their development programmes, in exchange for an additional year's funding beyond the current spending review settlement, as well as the ability to use their funding flexibly across their development programme in response to the ebb and flow of progress on individual sites. They will also be able to respond to local markets by determining the tenure of affordable homes as they near completion on individual sites, by managing the overall tenure balance through the oversight of a Strategic Partnership Board with Homes England.

Secretary of State for Housing, Communities and Local Government, James Brokenshire commented on the announcement: "There is no mission more urgent than making our housing market work, and we are investing £9bn in building affordable homes.

"This £590m fund we are giving Homes England will help housing associations accelerate the delivery of affordable properties communities need."



Revised National Planning Policy Framework published

The National Planning Policy Framework (NPPF) has been revised by the Ministry of Housing, including new rules intended to make it easier for councils to challenge poor quality development, and provide communities with a greater voice on how developments should look and feel.

A total of 85 of the proposals set out in the housing White Paper and the Autumn Budget have been included in the new framework, with the new 'rule book' focusing on "promoting the high quality design of new homes and places, stronger protection for the environment, building the right number of homes in the right places, and greater responsibility and accountability for housing delivery from councils and developers."

While the framework sets the strategic direction for driving up new build quality, it will remain up to councils to apply these policies in the most appropriate way for their area, with the reasoning that they are well placed to know their area's unique character and setting.

SME builders have also been addressed, with the revision of "small sites" to "small and medium sites." In addition, where the NPPF previously stated that 20 per cent of sites identified for housing should be half a hectare or less, now councils should identify "at least 10 per cent of their housing requirement on sites no larger than one hectare." In addition, it adds that neighbourhood planning groups "should also consider the opportunities for allocat-

ing small and medium-sized" for housing in their area.

To help tackle unaffordable house prices, the updated NPPF "sets out a new way for councils to calculate the housing need of their local community (including different forms of housing, such as retirement homes), based on factors such as the affordability of existing homes for people on lower and medium incomes."

From November 2018, councils will have a Housing Delivery Test, focused on increasing numbers of homes in their area, "rather than how many are planned for." Also, "clearer guidance" on infrastructure and affordable housing for both developers and councils will be published.

The framework has also been updated to provide further protection for biodiversity, intended to align the planning system more closely with Defra's 25 Year Environment Plan. Along with this, the Government has "more explicitly outlined the protection of the Green Belt in England," with the revisions stating that "all reasonable options for development are exhausted before looking to alter a Green Belt boundary."

Secretary of State for Communities, Rt Hon James Brokenshire MP commented: "Fundamental to building the homes our country needs is ensuring that our planning system is fit for the future.

"I am clear that quantity must never compromise the quality of what is built, and this is reflected in the new rules."

Councils to get strengthened powers to tackle empty homes

Councils across England are to be given powers to charge greater Council Tax premiums on homes left empty for many years, following an amendment to a Government bill.

Introduced in March, the legislation originally contained provision for councils to double the rate of tax on properties that had been empty for two years or more. The Government is reportedly taking this a step further, and introducing an amendment that would allow councils to triple the council tax on homes left empty for five to 10 years, and quadruple it on those empty for more than a decade.

Homes which have been empty for between two and five years would still be subject to the Council Tax Bill being doubled under the proposal.

It is hoped that councils will be able to use the funds from the premiums to keep other Council Tax levels down.

Secretary of State for Housing, Communities and Local Government, James Brokenshire commented on the release: "We're giving councils extra flexibility to increase bills and incentivise owners to bring long-standing empty homes back into use.

"By equipping councils with the right tools to get on with the job, we could potentially provide thousands more families with a place to call home."

The Government has also announced that it will publish revised guidance for councils on the use of premiums. This will also reportedly take into account issues relating to low-demand areas and ensure it does not hinder complex regenerations.



More than one in five homes with elderly residents not up to scratch



There has been a 1.1 million increase in households occupied by someone aged over 65 and over in the last decade, according to the latest English Housing Survey, with many over 75s living in poor quality housing. This 20 per cent rise compares to an increase of 61,000 (1.5 per cent) in householders aged 16-34 since 2008.

The survey has also shown a steady upturn in the number of older people renting privately, with 414,000 (6.3 per cent) of over 65s renting privately compared to 257,000 (4.7 per cent) a decade ago, an increase of 61 per cent. This is mirrored by a drop in the number of older people renting in the social sector, falling from 1.12 million (20 per cent) to just over a million today (16 per cent).

While there have been reductions since 2008 in the number of homes that don't meet Decent Homes standards, more than a fifth of homes in which the oldest person is 75 or older do not meet the standard. 11.8 per cent of over-75s have Category 1 hazards (ones that pose a serious threat to health or safety), and 6.3 per cent of over-75s' homes have excess cold, with 12.7 per cent without boilers.

In the private rented sector, 35.9 per cent of over-65s' households are considered 'poor housing' (a home that has serious damp or mould, is 'non-Decent', or has substantial disrepair). 47 per cent of the homes in which over-75s live that are in disrepair would cost nothing to repair, and 35.6 per cent would cost less than £1 per 20 square metres.

Government is likely to miss its own annual building target, survey says

The majority of housebuilders (86 per cent) believe the construction of 250,000 additional homes a year is the maximum achievable amount by 2022, according to the Knight Frank annual Housebuilding report. This is 50,000 short of the Government's target.

Only 1 per cent of respondents, which includes more than 100 developers that account for almost three-quarters of all newly-built homes each year, think surpassing 300,000 additional homes each year is impossible by 2022.

When asked about the barriers to speeding up development, respondents identified planning as the biggest hurdle, with 39 per cent identifying it as the top issue, although the proportion identifying the planning system as a hurdle has fallen since last year.

Looking ahead, 61 per cent plan to increase the number of homes they build during the next 12 months. However, this is split between large builders and SMEs, with 92 per cent of the former planning to increase construction starts this year, and 57 per cent of the latter intending to decrease activity or leave output unchanged.

46 per cent of respondents said that ending the Help to Buy scheme in 2021 would have a negative impact on the supply of homes they were able to deliver. Despite this, two-thirds said the scheme should end, although these were split between 50 per cent calling for a tapered withdrawal of the scheme, 14 per cent saying it should end completely at some point in 2021, and 36 per cent believing the scheme should continue indefinitely.





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Housing sales remain subdued

Sales activity in the UK housing market remained subdued in June, the RICS UK Residential Market Survey reported.

Over the month, newly agreed sales have recorded the 16th successive month of continued decline, with 7 per cent more respondents reporting a fall in agreed sales. The Royal Institution of Chartered Surveyors (RICS) said that the continued decline in newly agreed sales “suggests that the softer trend in sales volumes will not improve over the coming months.”

The New Buyer Enquiries series, which gauges the appetite to acquire property, is “showing little reason to expect any uplift,” said RICS. The number of people looking to buy remained flat in June, prolonging the trend which dates back to late 2016. This is likely to persist through the second half of the year, said RICS, with the time taken to complete a sale edging up from around sixteen weeks (Spring 2017) to around eighteen weeks at present.

For the second month in a row, new instructions have risen, with 10 per cent more respondents seeing an increase in the flow of properties being put up for sale. However, with average stocks remaining close to historic lows at 43, the RICS believed it is “too early to suggest that this issue is lessening as an obstacle.”

The survey has in the past highlighted a lack of available second-hand stock as a key impediment to the efficient functioning of the market, and the pipeline looks unlikely to improve with new appraisals of property by valuers down on the same period last year. The RICS added: “Looking ahead, sales expectations are mildly positive for the coming three months, but at the 12 month point chartered surveyors are more cautious, with the net balance slipping to zero for the first time since last October.”

The lack of activity on the sales side also continues to impact prices. At the headline level they remained flat in June, and it is the thirteenth consecutive month that chartered surveyors have reported a sluggish picture, with respondents “not anticipating much change in the coming three months either.”

RICS added: “Looking at the lettings data, new instructions coming through to agents has dropped again (a net balance reading of -22 per cent). This is the 21st consecutive month in which the feedback has pointed to a lower supply of rental properties coming to market.”

The RICS survey is seen as a “good lead indicator” including around two quarters of HMRC and Land Registry transactions.

Construction output to fall for first time in six years, says CPA

The UK construction industry is expected to experience a moderate fall in 2018, following five years of consecutive growth, according to the Construction Products Association (CPA).

The CPA’s Summer Forecasts anticipate growth for the whole of 2018 to fall 0.6 per cent before accelerating to 2.3 per cent in 2019 and 1.9 per cent in 2020, with house-builders the primary drivers of growth for the whole industry.

In private housing, first-time buyer demand, enabled by the Government’s Help to Buy scheme, continues to boost sentiment and encourage an increase in housebuilding activity outside London. The sector’s output is forecast to rise 5 per cent in 2018 and 2 per cent in 2019. The infrastructure sector also remains a primary driver of growth for the whole construction industry, with output forecast to hit a historic high of £23.6bn by 2020, driven by large projects such as HS2 and Hinkley Point C.

However, the CPA believed the sector “will be hoping Government will push to ensure delivery on the ground with work on both projects already significantly delayed”. It added: “Without the forecast growth in infrastructure and private housing activity, total construction output would fall by 3 per cent in 2018 and remain flat in 2019.”

The demise of Carillion resulted in a poor performance for the industry at the start of the year, which combined with the bad weather, lost UK construction £1bn of work. It is estimated 60 per cent of this work may be recovered, but, said the CPA, Carillion’s collapse will cause further delays at the £335m Royal Liverpool University and Birmingham’s £350m Midland Metropolitan Hospitals – both on hold until at least 2019.

Brexit uncertainty “continues to drive the sharpest decline for construction in the commercial sector, particularly felt in the offices sub-sector,” which is expected to fall 20 per cent in 2018 and a further 10 per cent in 2019. Meanwhile, the shift to online shopping is causing woes for the high street, with new retail construction expected to fall by 10 per cent this year.



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NFB and Built Environment Networking announce new partnership

A partnership has been struck between The National Federation of Builders (NFB) and Built Environment Networking, the bodies recently confirmed.

According to the NFB, the partnership will see them support the Built Environment Networking conferences and drive economic growth across cities, regions and the UK.

Richard Beresford, chief executive of the NFB, said: "We're very proud of the high standards that our members achieve and are pleased to announce this partnership, allowing our members to benefit from networking at conferences taking place across the country."

Keith Griffiths, managing director of Built Environment Networking, commented: "We're delighted to announce this partnership with the NFB and hope this is the start of a long-standing relationship. We have similar values to the NFB and our conferences will enable their members to create new business opportunities and help their companies grow their market share. This partnership will ensure that NFB members get additional benefits from their membership by attending Built Environment Networking Conferences at a special discounted rate."

Ashford rejects 500 'unfit' homes

Three appeals to seek planning permission for nearly 500 new homes have been withdrawn by Gladman Developments, a decision reportedly welcomed by Ashford Borough Council as well as members of the local community.

Jill Leyland of Charing Parish Council explained the Charish community's reasoning: "The site Gladman wanted to develop off Pluckley Road was completely unsuitable in many ways.

"In particular, it would have added additional traffic to, and seen many pedes-

trians walking along, an already over-used road where two wide vehicles cannot pass without one mounting the pavement, and where pavements are so narrow that two pedestrians cannot pass without one stepping into the road."

The developer had submitted plans for 125 houses in Brabourne Lees, 245 homes in Charing, and 110 houses in Biddenden, which were all rejected by the council.

Gladman subsequently went to appeal on all three cases, challenging the council's available land supply. Earlier this year, planning inspectors held public inquiries into two of Gladman's appeals (with the scheduled for October), as well as hearings into the council's new Local Plan. Council officers and representatives from the parish councils involved, along with the CPRE worked together to challenge these appeals.

Following the hearings into the new Local Plan, inspectors issued an advice note confirming that Ashford Borough Council does have an adequate five year housing land supply.

With the Brabourne Lees inquiry (which has now been cancelled) and the Charing inquiry already closed, Gladman have now withdrawn their appeals on those sites, having already withdrawn the appeal on the Biddenden site.

Competitive tender issued for modular temporary homes

An invitation to tender for the design and manufacture of modular temporary accommodation has been issued by PLACE (Pan-London Accommodation Collaborative Enterprise). This is thought to be the first time UK local authorities have collaborated to acquire modular housing for this purpose.

The non-for-profit company is looking for precision manufactured family homes that "will have the quality of permanent housing, but can be moved from one site to another as required". The accommodation will be placed on vacant sites that would otherwise remain underused over the short to medium term (known as 'meanwhile' sites).

PLACE, which was set up by a group of London's boroughs earlier this year in

response to growing rates of homelessness, will use the modular housing to provide temporary accommodation for people needing a home.

The project has been developed by the London Housing Directors' Group in collaboration with partners from across London's local Government. Supported by the Greater London Authority, which is investing £11m from its 'foundation fund', and by the umbrella group London Councils, which represents the 32 Boroughs and the City of London, PLACE is hosted by the London Borough of Tower Hamlets and has an initial target of delivering 200 modular homes across the capital.

Mark Baigent, PLACE's director, commented: "Our aim is to challenge and inspire the housing design and construction industry to create an innovative and high-quality product to meet London's opportunities and needs head-on."

Baigent continued: "We want to procure attractive and spacious factory-built homes that can be easily moved from site to site around London. We look forward to sharing our vision and seeing what the rapidly growing modular market can offer."

SME workloads rising despite shortages, says FMB

Construction SMEs experienced rising workloads in the second quarter of 2018, despite continuing concerns over skills shortages and increasing costs, the FMB's latest State of Trade Survey has indicated.

The quarterly assessment of the UK-wide SME construction sector revealed that construction SME workloads remained positive in Q2 2018 and grew at a faster rate than they did in the first quarter of 2018, the sector enjoying more than five years of consecutive quarterly growth. Perhaps due to this success, 54 per cent of construction SMEs expect salaries and wages to increase over the next six months.

Figures from the survey have also shown however that 76 per cent of builders reported increasing material prices in Q2 2018, 65 per cent of construction SMEs are struggling to hire brick layers, and 60 per cent are struggling to hire carpenters and joiners.

INDUSTRY MOVERS



Mark Leigh

Miller Homes

The Yorkshire region of Miller Homes has appointed a new managing director as it enters the next phase of its growth plan.

Mark Leigh, who joins from Taylor Wimpey, has enjoyed a successful senior level career in the housebuilding industry.

Leigh is taking over the reins from Steve Birch, who has retired. He began his career as a graduate trainee with Alfred McAlpine homes and rose through the ranks, beginning his director level career in 1998.

Commenting on his appointment, Leigh said: "I am delighted to join the Miller team in Yorkshire at a very exciting time in its history and already feel that we can achieve much together. There are years of experience among the team and this forms the foundation for a strong platform for ongoing growth and success."

He continued: "The Yorkshire Region at Miller Homes offers great potential from a market perspective and, when coupled with the Miller brand and reputation I feel a real sense of excitement to be leading the team in Wakefield. As we implement our strategy for delivering further growth and continuous improvement we are confident that we can continue to build homes for future communities that can make a real difference and be the place to be."

Miller Homes Yorkshire continues with its growth plans to deliver in excess of 600 units per year by 2020.



Darren Shattock

Redrow

Redrow has appointed Darren Shattock as its new group health, safety and environmental director.

Shattock joins Redrow from independent engineering, IT and facilities services business NG Bailey. He will work closely with Redrow's executive team and regional divisions to maintain and further build on the firm's "positive safety culture" and lead on the development and delivery of the health, safety and environment strategy across the group.

While he will be based in North Wales, he will regularly travel across the country to ensure he has a thorough understanding of each of the Redrow sites' current procedures, looking out for potential challenges and "opportunities for positive change".

Shattock said: "I'm delighted to be joining a company which places such a strong emphasis on safety and wellbeing. I'm looking forward to working with the whole Redrow team to build on the positive work already achieved and underway."

Matthew Pratt, regional chief executive, Southern, said: "The safety of colleagues, customers and visitors continues to be our main priority, so we are delighted to have appointed Darren."

Hopkins Homes

Hopkins Homes has appointed Gavin Houghton as head of technical. The internal appointment will see Houghton, who joined the company in 2015, heading up the team responsible for all technical and infrastructure matters.

Commenting on his appointment he said: "Before starting at Hopkins Homes I worked for over 10 years as an engineering consultant for a number of housebuilders so I have a broad spectrum of experience within the industry. I'm delighted to be a part of Hopkins Homes' ongoing success."

Qmile Group

Edinburgh-based property developer Qmile Group has appointed former Redrow and Avant Homes chief executive Neil Fitzsimmons as non-executive chairman.

With more than 30 years' property sector experience, Fitzsimmons will work closely with chief executive Paul Curran and the management team to realise the company's strategic growth plans across mixed-use, residential and commercial developments.

Welcoming Fitzsimmons to the company Curran said: "Neil is highly regarded throughout the property industry and has the plc board level experience, insight and expertise to provide us with valuable strategic advice."



Chris Connolly

Persimmon

Chris Connolly has joined Persimmon Homes West Midlands as technical director.

Connolly had spent 14 years at Taylor Wimpey, joining as a management trainee and gaining an HNC in civil engineering. For the past 18 months he headed up the engineering and planning team within the technical department.

He commented: "I will use my experience to drive the team, produce good design and deliver on time."



Annika Prince

West Eleven

Property developer West Eleven has appointed Annika Prince as development manager. She will be working closely with founder and CEO Will Herrmann on the company's latest developments.

Prince is an experienced development manager, bringing seven years' practice at Deloitte Real Estate.



Brian Berry of the Federation of Master Builders (FMB)

THE INDUSTRY ADVOCATE

PERMISSION IN PRINCIPLE: THUMBS UP (IN PRINCIPLE)

Brian Berry of the Federation of Master Builders (FMB) explores the advantages of the new 'Permission in Principle' route to planning permission

You may not yet be aware, but since June 2018 a new route to planning permission – 'Permission in Principle' – has been available for housing developments of fewer than 10 units. Permission in Principle (PiP) is designed to separate the consideration of the 'principle of development' (i.e. 'is this site suitable for new housing?') from decisions around the technical detail of the development (i.e. 'are the specific details of a proposed development suitable for this site and in accordance with local policies?').

As such, this is a two stage process to full planning permission. A PiP application consists of a two-page form containing basic information about the site, a plan which identifies the site in question, and a fee. The statutory time limit for PiP applications to be determined is five weeks. The grant of PiP will last for three years, during which time a developer will need to apply for a 'Technical Details Consent' (TDC) to convert this into a full planning permission. The focus of PiP is strictly limited to location, land use and amount of development. All other matters are dealt with at the TDC stage.

PiP is a tool which has been designed to fulfil a number of different purposes. It is also available to be applied to any site on the Brownfield Register to encourage the development of those sites identified as suitable for housing. The Housing and Planning Act 2016 also allows for PiPs to be automatically placed on all sites allocated within local and neighbourhood plans, but this is yet to come into effect and appears to

have been shelved for the time being.

However, we believe that for many housebuilders and developers, it is the new application route for smaller sites which might prove to be one of the most beneficial changes to the planning system in recent years. The aim of this new route is to reduce the upfront costs and hassle involved in getting an 'in principle' decision, thereby reducing some of the risks involved in planning and allowing greater investment in the technical details process, once the principle has been established.

We know that one of the greatest obstacles facing many house builders is the probative risk involved in bringing forward planning applications, and that risk and cost are often hugely disproportionate on the smallest sites. Outline planning permission was originally meant to provide a means of managing these risks, but over time even obtaining an outline permission has come to involve the submission of large amounts of information and detailed pre-application discussions, creating significant upfront cost in return for an uncertain outcome.

Many smaller housebuilders are unable to spread these risks over a numbers of sites and different applications. SME housebuilders are likely to be financing applications through their own funds or private loans and so the risk of investing in a planning application and not receiving permission can be quite prohibitive. PiP is intended to address precisely these risks and is designed to be closer to an old-fashioned

Continued on page 14

WE BELIEVE THAT FOR MANY HOUSEBUILDERS AND DEVELOPERS, IT IS THE NEW APPLICATION ROUTE FOR SMALLER SITES WHICH MIGHT PROVE TO BE ONE OF THE MOST BENEFICIAL CHANGES TO THE PLANNING SYSTEM IN RECENT YEARS

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'redline'-type application.

This new development has followed directly from the call by the Federation of Master Builders (FMB) for a return to the principles of the redline application for outline permission. Indeed discussions over what has become PiP started as far back as 2015, after the Government signalled its willingness to look at a 'redline-type' application. The FMB and others in the industry were involved in early stage discussions as to how this could work. What we have now differs somewhat from the idea originally discussed, a result of having been adapted to fit a number of other purposes, including the Brownfield Register. However, it still largely accords with the key principle of reducing risk for smaller scale developers.

THERE IS EVEN A HOPE THAT OVER TIME, IF PIP IS SHOWN TO PROVIDE ENOUGH CERTAINTY, THEN LENDERS MAY BE WILLING TO LEND TO DEVELOPERS ON THE BASIS OF IT

There is even hope that over time, if PiP is shown to provide enough certainty, then lenders may be willing to lend on the basis of PiP, allowing the applicant to invest in the more costly Technical Details stage.

Local authorities, not unexpectedly, have not been universally positive about the new application route, which is one reason why you might not yet have heard of it. In

addition, there are bound to be some teething problems and its success will always be dependent to some extent on its being implemented roughly as intended. We will monitor this closely. However, we still believe that this new permission in principle route, as set out, will prove to be significant advantage to the industry going forward.



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NEW DEVELOPMENTS

Masterplan submitted for new neighbourhood in Ealing, London

Plans have been submitted for a 2000-home development on a well known former industrial site in Southall East by Assael Architecture and Montreaux Developments.

Named Margarine Works after the Maypole margarine factory that once operated on the site, it is hoped the project will play a large role in the wider regeneration of Ealing with a new 1 acre green park at its heart.

Activated by community, workspace, retail and leisure opportunities, the masterplan will deliver more than 2,000 new homes, including affordable housing and a Build to Rent offer. All will be just a few minutes' walk from the new Southall Crossrail station, with direct rail links to Heathrow and central London.

The design will see the retention of local heritage assets – the Sunrise Radio building and the facade of the former factory – that are intended to “provide a distinct use and character, lining the new multifunctional public realm beyond”.

The strategically-placed development will be a large component in reshaping the Southall East area, and the proposals seek to establish links through the site that will “stitch together” the existing and emerging neighbourhoods with the established town centre.

Reflecting the size and complexity of the project, the scheme will create a new district with five clearly defined character areas, taking influence from the local heritage assets on site, the historic industrial features, the former canal basin and the “urban vibrancy” of Southall.

In a design review undertaken with Paul Finch, programme director of the World Architecture Festival, the design team was commended on the thorough site analysis and the resulting ideas behind the masterplan in terms of character, distinctiveness and each building's role within the development as whole.

Extensive consultation was reportedly undertaken with the local authority, neighbouring development sites and the general public to ensure a comprehensive masterplan comes forward for the area over the next 15 years.

Benefitting significantly from the Crossrail station planned for Southall, additional infrastructure upgrades in the masterplan include a new pedestrianised bridge over the railway, which will further enhance pedestrian movement through the site and the wider area.

Due to the size and vision of Margarine Works, the project will be delivered in phases, with start on-site for the initial stage planned for Autumn 2019. The first homes are due to be available in 2021.

Loren Thanyakittikul, director at Assael Architecture, commented: “Southall is an area undergoing rapid change, so it was important for us to maintain a strong sense of community whilst delivering a significant number of high quality new homes.

“For this project, it was essential that the outline application captured the essence and aspirations of this new neighbourhood without being too prescriptive, creating a platform for the best possible scheme to come forward.”

Damian Stalley, managing director at Montreaux Developments, added: “We look forward to delivering this fantastic regeneration project with the team. Which importantly will provide real tangible benefits for the local community, including new homes, retail, leisure, jobs and a public park.”



IT IS HOPED THE PROJECT WILL PLAY A LARGE ROLE IN THE WIDER REGENERATION OF EALING WITH A NEW 1 ACRE GREEN PARK AT ITS HEART



Plans submitted for 163 home mixed use development in Hove, Sussex

Proposals for a new 163 home mixed-use development located in Brighton&Hove have been submitted for planning.

The Lyon Close scheme, which has been designed on behalf of developer Crest Nicholson, comprises one, two and three bedroomed apartments, in addition to 1,000 m² of commercial space.

According to the project's designers, Broadway Malyan, the aspiration for Lyon Close is to create a new community with a third of the apartments either affordable or earmarked for shared ownership, the layout principles including a well-designed environment for "community cohesion and a landscape that offers a sense of enclosure and privacy".

The design includes four buildings ranging from five to 10 stories and an enclosed shared garden for all residents, accessible from each of the residential buildings. The landscaped gardens are also set to include dedicated children's play space.

Broadway Malyan director Stuart Bertie, who has led the design project from the practice's Weybridge studio, explained that while the project responded to its local context, the aim had been to create a scheme with its own architectural identity.

He said: "This is a major development site in Hove and it was important that we designed a project that not only provided "much needed high quality housing in the area, but also responded positively to its surroundings".

"The scheme is designed to be simple, clean and crisp with a clear architectural idea that is both contextual and forward-looking. We have chosen a material palette of three types of brick and perforated metal that complement the surroundings without being a pastiche of Brighton & Hove's existing urban fabric."

Stuart continued: "As the design is simple in its approach, the detailing of the building is important with elements including metal vertical balustrading and corbelled brick details to the base storey that reference local historical buildings.

"The positioning of the buildings has been driven by placemaking principles with clear arrival spaces and legible entrances. The layout of the buildings allow long views through the landscaped gardens for neighbouring residents while the landscape itself is an archipelago of planted islands which creates a pedestrian focused environment, guiding movement and forming safe, usable spaces."



THE SCHEME IS DESIGNED TO BE SIMPLE, CLEAN AND CRISP, WITH A CLEAR ARCHITECTURAL IDEA THAT IS BOTH CONTEXTUAL AND FORWARD-LOOKING

Stuart Bertie, director, Broadway Malyan

BRE announces first Home Quality Mark certified home

The first Home Quality Mark (HQM) residence has been certified by the BRE.

In what has been described as a 'landmark seal of approval', the HQM was awarded to Lancaster Grange in Hertfordshire, a 100 unit development by Crest Nicholson.

Positioned close to the BRE Innovation Park, Crest Nicholson said the development's design has been "carefully considered to ensure it integrates seamlessly within the existing environment and supports occupants' wellbeing."

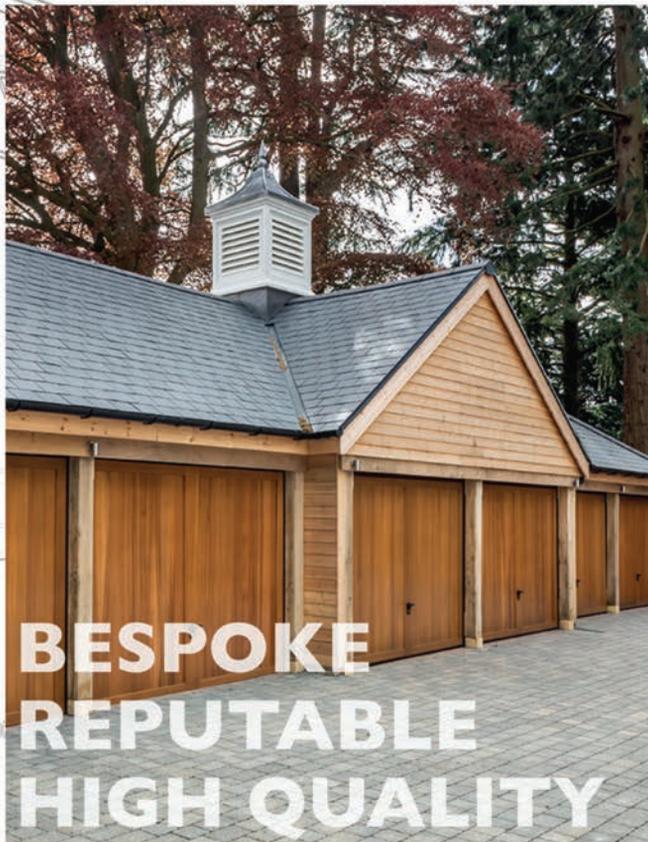
Lancaster Grange incorporates communal green spaces, play areas, cycle paths and footpaths that weave through the development. It also offers a 10 minute walk to the centre of Bricket Wood village, helping to fulfil the HQM's criterion of good transport and links to amenities. Radlett is also a short drive away, and commuter links are provided by the nearby Watford Junction station.

The first of the two-bedroom apartments, and three to four-bedroom homes are ready to move into now, and Help to Buy is available.

The HQM is a quality rating scheme for new-build homes developed by the BRE. A high 'star' rating is intended to indicate that a new home is designed, built, and will perform to a high environmental standard.



THE HQM IS A QUALITY RATING SCHEME FOR NEW-BUILD HOMES DEVELOPED BY THE BRE



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CASE STUDY

Cut to the chase



A new community is to be 'unlocked' in Nottinghamshire by Keepmoat Homes, with the creation of a large access road. Andrew Mason, divisional chairman at the firm explains to Jack Wooler how the housebuilder's commitment to funding infrastructure helped them kick-start Chase Farm, as well as the wider aims for the scheme.

A total of 985 new homes in Nottinghamshire, alongside a new access road and a primary school, are being delivered by Keepmoat Homes, in partnership with Homes England, Gedling Borough Council, and Nottinghamshire City Council.

Named Chase Farm, the large development is part of the Gedling Colliery scheme, and will complement the new Gedling Country Park. The brownfield land at Chase Farm has been under Gedling Council's radar for some time, in the hopes that it will help meet the Borough's housing needs, with a target of delivering 7,250 homes by 2028.

The development of the Gedling Colliery/Chase Farm project was procured by competitive tender by Homes England, with Keepmoat Homes selected to deliver the phased development. Key to the procurement process was the requirement of a commitment to invest £18m at an early stage in the development to secure the viability of the new Gedling Access Road (GAR).

On the urban edge of Nottingham, the site was viewed as a priority for Gedling Council, with intentions to create a new sustainable neighbourhood. The development fits this specification well, offering a dynamic, ecological community covering a range of housing types, sizes and tenures.

PLANNING AHEAD

Gedling Colliery is located five miles to the north east of Nottingham Centre. The north of the site is bordered by the recently opened Gedling Country Park, based on the grounds of the former colliery spoil heap. Shortly after the pit closed in 1991, the mining infrastructure was removed and the land underwent major reconstruction. 4,500 tonnes of local top soil was imported, trees were planted, and lagoons were re-profiled, all to improve its appearance and promote a wider diversity of wildlife.

Working in partnership with Homes England, Keepmoat gained approval for 985 homes on the Colliery site. Andrew Mason, divisional chairman at Keepmoat Homes, explained this process to *Housebuilder + Developer*, paying particular attention to the “collaborative” nature of the project.

He said: “All partners recognised from an early stage in the process that due to the complex nature of Gedling Colliery and the interrelationship with the delivery of the new access road, getting the scheme through planning would require a multi-agency approach.

“As a major application for Gedling Borough Council, and due to the complex nature of the planning application, Homes England provided funding to allow Arup to provide planning support to the Local Planning Authority.

“The support the authority received from Arup ensured resources and time could be dedicated to the planning application, and helped to foster an approach which was based on collaboration during the pre-application process to create a well-designed scheme which would gain approval once submitted.”

A review of the initial design was carried out by Opun during the pre-application process, following which comments and recommendations on the design were taken on board by Keepmoat and the project architects, with the revised scheme providing the basis for the final application.

Keepmoat’s planning application for the site is based on a hybrid approach to allow full planning to be granted for the first phase, alongside an outline application for the remainder of the site. Included within the first phase of development are the 315 homes able to be delivered independently of the access road, which is set to be constructed by Nottinghamshire County

Council. Delivery of the remaining 735 homes is dependent on the access road being completed by 2020, which will unlock the remainder of the site for development.

THE GAR

Policy 15 of Greater Nottingham’s Aligned Core Strategy lists the GAR (access road) as a ‘Transport Infrastructure Priority’ and ‘important to the delivery of the Core Strategies.’ It is hoped the access road in itself will support economic development within the Borough, reduce traffic congestion and provide relief to Gedling Village. The Aligned Core Strategy recognises that comprehensive redevelopment of the Gedling Colliery site has previously stalled because of viability issues, due to the requirement to fund this new road.

In order to facilitate the new infrastructure, and proceed with development, Keepmoat Homes is providing £18m towards the construction of the road. This has, in effect, unlocked £10.8m of D2N2 Local Enterprise Partnership funding allocated to Nottinghamshire County Council. Along with this, Homes England have invested £3.6m through the Public Land Investment Fund, to be repaid through the land receipt, and a further £7,000,000 to Nottinghamshire County Council for land acquisition and site assembly, to allow for the development of the GAR.

The development with Homes England was secured under an Agreement for Lease and Building Lease for each of the development phases. A tri-party Escrow Agreement has also been established between Keepmoat, Homes England and Nottinghamshire County Council for the £18m GAR payments, allowing the County Council to draw funding against qualifying expenditure.

Prior to the completion of the legal agreements with Homes England, a full assessment of the site constraints was undertaken, with a final scrutiny of the full “abnormal” costs undertaken on an open book basis before completion of the Lease to confirm the land value payment for the site.

Mason explained further: “Given the previous use of the site identifying solutions for foundations and management, arrangements for any contamination has seen significant cost within the build.” This was augmented by “significant upfront costs associated with the ground works” to facilitate the development.

He continued: “Working with our consultants and in partnership with Homes England, we have been able to retain viability for the scheme through collaboration, built on a joint vision to deliver a high quality new development.”

Alongside the contribution towards the

IT IS HOPED THE ACCESS ROAD WILL SUPPORT ECONOMIC DEVELOPMENT WITHIN THE BOROUGH, REDUCE TRAFFIC CONGESTION AND PROVIDE RELIEF TO GEDLING VILLAGE

GAR, Keepmoat are also contributing £3.5m through an S106 payment towards the construction of a single form primary school, with 1.5 hectares of land to be provided within the site for the construction of the school.

THE HOMES' DESIGN

A broad range of house types have been specified at Chase Farm, including two bedroom apartments, and two, three, four and five bedroom homes.

According to Mason, the layout and design of the development has been influenced by the characteristics of the site and local context, providing a “distinctive sense of place.”

“The design uses the landmark feature of Gedling Church as a reference point,” he explains, “adding a point of orientation and creating links to the existing surrounds.” ‘Character areas’ such as this within the site have been created based on the street hierarchy and relationship to public open space, the proposed district centre, and linkages to the country park and the countryside edge.

The main homes are two storeys tall, with additional height used along the Northern boundary and adjacent to the local centre. Larger homes have been introduced along the Arnold Lane boundary to maintain the character, and reflect the existing housing in place along this route.

Keynote buildings have also been proposed in locations where they will act as focal points, contributing towards the legibility and attractiveness of the street scene. The developer commented: “They have been located to address vistas, turn corners and address the areas of open space, and have been formed using contrasting building materials and a varied architectural detailing.”

A range of affordable rent and shared ownership will be provided by Gedling Homes and Keepmoat, with a current aim of introducing a number of private rented homes to further diversify the tenure mix across the development, ensuring the homes provided are accessible to local people.

Keepmoat is also piloting six Ilke Homes modular properties on Chase Farm, which have just recently received planning permission, with a further 30 dwellings recently submitted. The developer believes the homes can be installed at a rate of up to six units per site, per day, meaning they could save as much as six months on a 50 home development. The properties will be available for the same price as a traditionally built home, and additionally are airtight and highly insulated, costing up to 20 per cent less to heat than traditionally built new homes.



AN ECOLOGICAL DEVELOPMENT

At Chase Farm, Keepmoat intends to create a community. Set beside a country park, pedestrian and cycle routes seamlessly and safely connect people to a diverse network of open spaces. “Green links have been created through the site, which draws the country park into the new development, creating a distinctive identity.”

Gedling Country Park is located to the north of the development, which has become a well-used local amenity.

Andrew describes how Chase Farm has been designed to provide green links to places such as this, providing further detail: “A habitat mosaic in the area supports an endangered species, the Dingy Skipper Butterfly being identified within Chase Farm.

“Careful retention and relocation of the habitat to the Country Park was carried out during the ground works as a means of protecting the butterfly’s habitat.

“Within the centre of the site there is located the previous railway line and tunnel which served the Colliery site. The area is mature woodland, and is to be retained as a key part of the informal public open space serving the development.”

Chase Farm’s boundary consists of mature hedgerow, which is in the main being retained. To the eastern boundary, outside of the site, but within “an area of influence”, badger setts have been identified. To protect the setts, reprogramming has been undertaken to ensure works are not carried out when the badgers could be endangered.

The masterplan for the development identified a district centre to be delivered to serve the new community, with suggested uses including local shops and a medical centre. The possible expansion of the tram

OUR APPROACH DEMONSTRATES OUR COMMITMENT TO BE OPEN, ACCESSIBLE AND RESPONSIVE, IN ORDER TO DELIVER A VISION FOR THE FUTURE OF THE CHASE FARM NEIGHBOURHOOD

Andrew Mason, divisional chairman at Keepmoat Homes



A SUCCESSFUL PARTNERSHIP CAN DELIVER A COMPLEX SCHEME WITHIN CHALLENGING TIMESCALES, AND MEET THE EXPECTATIONS AND VISION OF ALL INVOLVED

Andrew Mason, divisional chairman at Keepmoat Homes

network into Gedling has also been included within the plans, with land set aside for a park and ride site to ensure the residents and the surrounding local community can benefit from any future improvements to the transport network.

COMMUNITY MATTERS

As to the community aspects of the project, Mason explained: “Keepmoat Homes are committed to a consistent and sustainable approach to engagement with others, and we developed a strategy providing a framework for consultation and engagement.

“Our approach demonstrates our commitment to be open, accessible and responsive, in order to deliver a vision for the future of the Chase Farm neighbourhood.”

Keepmoat has held events within the local community to update them on the progress of the scheme, and have created an online community portal. This provides information about the development and links to local agencies and services.

The housebuilder has also created an Employment and Skills Plan as part of its commitment to working with Gedling Borough Council and local agencies, to use the investment in Chase Farm to actively participate in the economic and social regeneration of local communities and neighbourhoods. “The Employment and Skills Plan establishes clear targets for the number of trainees, apprenticeships, local labour and community activities based on the CITB training and employment model,” Mason adds.

“We have targeted the use of local labour, suppliers, subcontracts, and SMEs in the delivery of the new homes, with the aim of maximising the level of investment into the

local economy, and have held local supplier events to promote the opportunities available within Chase Farm.”

ATTRACTING BUYERS

With the wide range of homes on offer across the site, there are different price points to attract different purchasers. According to Keepmoat’s Mason, however, the homes “have been priced with a focus very much on first time buyers and first time movers.”

He continued: “With initiatives such as Help to Buy, we are also targeting the larger homes at family buyers who wish to remain in the local area, but have lacked choice, or the ability to afford to buy a larger new build home in the Gedling location.”

Andrew concluded: “Chase Farm is the flagship scheme within the Keepmoat Homes East Midlands region. The development provides an example of how high quality sustainable design can fully integrate with the wider community, creating new homes which benefit not only the new residents, but creates new links to wider community benefits such as schools, services and open space.

“The scale and long term nature of the development provides the opportunity for Keepmoat to work with our partners in such a way that we can introduce new initiatives and methods of working, such as the introduction of modular housing, or trialling private rented homes, without affecting the wider vision for the development.”

Mason concludes that the development shows how “a successful partnership can deliver a complex scheme within challenging timescales, and meet the expectations and vision of all involved.”

Remmers showcase at Exhibition



Environmentally-friendly and sustainable aren't just buzzwords for **Remmers (UK) Ltd**, who will showcase their new LW-722 [eco] stain finish at the W18/Elements Exhibition which starts on 30th September. Replacing fossil fuels with biomass process technology, they have used cutting edge

technology to create a coating that protects both wooden windows and the environment. Remmers (UK) offers options for factory and site application, including state-of-the-art, environmentally- and user-friendly, water-based systems. Remmers' customer-focused approach is backed by a team with decades of experience in the British wood protection industry.

01293 594010 www.remmers.co.uk

Ancon honoured at third Royal Reception



Ancon has been honoured at a Royal reception to celebrate its success in the 2018 Queen's Awards for Enterprise – the third Queen's Award for the company.

Ancon's Export Manager, Hervé Poveda, and Operations Director, Peter McDermott, represented Ancon at the event, along with representatives of its business partner, MagmaTech, joint winners with Ancon of the 2018 award. Ancon's latest Queen's Award comes as a result of expanding into advanced composites, with the successful introduction and on-going development of the ultra-low thermal conductivity Teplo range of basalt fibre wall ties, which improve the energy efficiency of masonry construction.

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Beast from the East may linger longer



Following the "Beast from the East", not only are hundreds of contractors struggling to make up for lost time on site, but developers are also faced with building on land where water tables remain at unprecedented levels and specifiers must take into consideration the long term effects of moisture before.

Excessive moisture may cause vinyl floor coverings to blister and plasticiser migration may be encouraged. **tremco illbruck** have made substantial investment in recent years to bring new generation, water based moisture vapour suppressants to the market that set new standards in sustainability.

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Designer Contracts deliver



Designer Contracts, one of the UK's largest flooring supplier, demonstrated its ability to work to a tight schedule when it installed complete interiors schemes to two properties in just one day. Modular property experts like Homes called on the help of Designer Contracts

when it built two properties outside the Chartered Institute of Housing (CIH) Exhibition in Manchester. The Designer Contracts team was asked to supply an interiors scheme for the homes which are precision-engineered offsite and assembled in situ. Designer Contracts operates across 15 UK regional facilities. As well as curtain and blind packs, the company provides furniture and lighting packs and operates a showhome design division.

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as the Grundfos UPS2 and ALPHA3 heating circulator ranges or indeed our family of SOLOLIFT macerators that have become increasingly popular in recent years. Then there is the Grundfos SCALA2, a WRAS approved, fully integrated water booster pump that provides the perfect water pressure to support up to eight water outlets, operating at the same time.

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New board member appointed



A civil and structural engineering consultancy has announced details of a key new senior management appointment. Manchester-based Rhodes & Partners has appointed Dr Jennifer Capp PhD MEng as a director of the company, in a move which is part of a wider restructuring programme that has been implemented to accommodate the consultancy's continuing growth. Established over 25

years ago, Rhodes & Partners has earned an enviable reputation as a leading structural and civil engineering specialist. The business offers a full range of professional services and operates across a wide range of both large-scale commercial and smaller domestic projects.

0161 427 8388 www.rhodesandpartners.co.uk

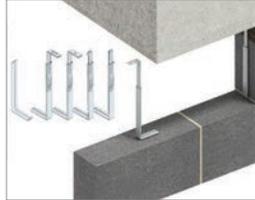


British Ceramic Tile secures partnership

British Ceramic Tile has secured a new partnership with property developer Peveril Homes. With a mission to add value to each new build and deliver increased choice to Peveril's customers, products from British Ceramic Tile's extensive tile portfolio will be available to homeowners taking the next step on the property ladder. Packages include fully tiled walls and floors in a variety of different rooms, offering a range of price points to suit all developments and customers. New collections from British Ceramic Tile include Definitions, Snowdonia and HD Komo, along with stunning designer collaborations from the likes of iconic brands such as Laura Ashley, Conran and the V&A. Specification sales manager at British Ceramic Tile, Steve Sellek explains: "We always aim to work with companies that match our high standards for quality - and Peveril fits the bill perfectly." Steve continues, "This partnership promises to deliver new homes with the wow factor both inside, and out."

0207 490 0338 www.britishceramictile.com/specification

Ancon launches improved IHR Head Restraint



ANCON has re-engineered its IHR internal head restraint to accommodate gaps at the wall head of up to 75mm, extending the previous maximum of 50mm. Head Restraints provide a simple support at the top of masonry panels. They are typically installed in the inner leaf of blockwork on a framed structure, where the masonry is non-loadbearing. Design resistances are available for this new improved IHR range, based on independent product testing. This information is available in the Ancon Wall Ties and Restraint Fixings technical literature available to download.

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Snickers Workwear - Freedom of Movement



Check out the latest workwear designs from Snickers Workwear that will really stretch you to the limit on site. There's superb new clothing styles coming your way to make working in cooler weather so much easier and comfortable - all of them incorporating stretch fabric technology. There's 37.5 high-tech Undergarments, plus jackets, trousers and accessories added to the RUFFWork, FLEXIWork and ALLROUND clothing families for both professional craftsmen and women as well as the range of Hi-Vis garment collection for maximum safety and wellbeing. They're all working clothes that deliver superb functionality, comfort, protection, and are equipped for any task at hand.

www.snickersworkwear.co.uk



Builder and Plasterers Essentials

One of the world's largest construction manufacturers, Simpson Strong-Tie, has released a new catalogue of structural connectors, beads and meshes aimed squarely at the repair, maintenance and improvement sector. The 2018 'Builder and Plasterers Essentials' brochure includes all of the core products that the professional builder or plasterer reaches for when renovating or extending homes. Simpson's Sarah Greenway explains: "We wanted to provide something more accessible to the builders' merchant. We spoke to our customers and they told us what they really like to see in the catalogue (and what they don't particularly need), and this is the result - a brochure focussed entirely on the things that matter to the RMI sector."

The lighter and easier to navigate brochure is now online and hard copies are available on request.

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EasyFix Chimneys save time & money



Brickfab has recently added a new design for those customers wanting the aesthetic of a clad chimney combined with the simplicity and speed of installation of its full GRP chimney. National Sales & Marketing Manager Robert Evans explains further. "The base is constructed with an integral rain channel, compatible with our pre-fitted Fast-Lead meaning a site can simply install the EasyFix without needing

further lead or dressed soakers. The reduction in installation time and materials generates between £200 & £300 saving." For more information contact Brickfab by calling or visit their website.

01495 239 518 www.brickfab.com

Crown unveils new product & colour guide



Crown Paints has launched a comprehensive new Product & Colour Guide to make it even easier for specifiers to choose from the company's extensive range of Crown Trade paints, specialist coatings and colour options. The new guide includes key information for Crown Trade's complete

product offering, from interior and exterior paints to protective floor coatings and specialists solutions such as the Crown Trade Timonox flame retardant range – all grouped into clearly defined sections for ease of reference. The new Product & Colour Guide also provides specifiers with access to the company's most popular colours and BS and RAL colour options.

info@crownpaintspec.co.uk

abc

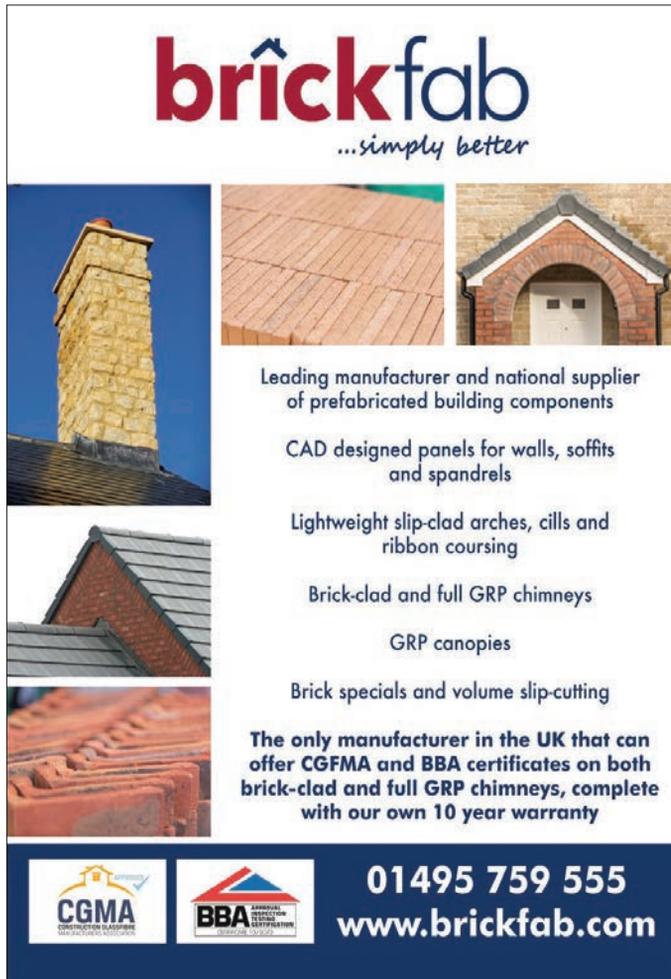
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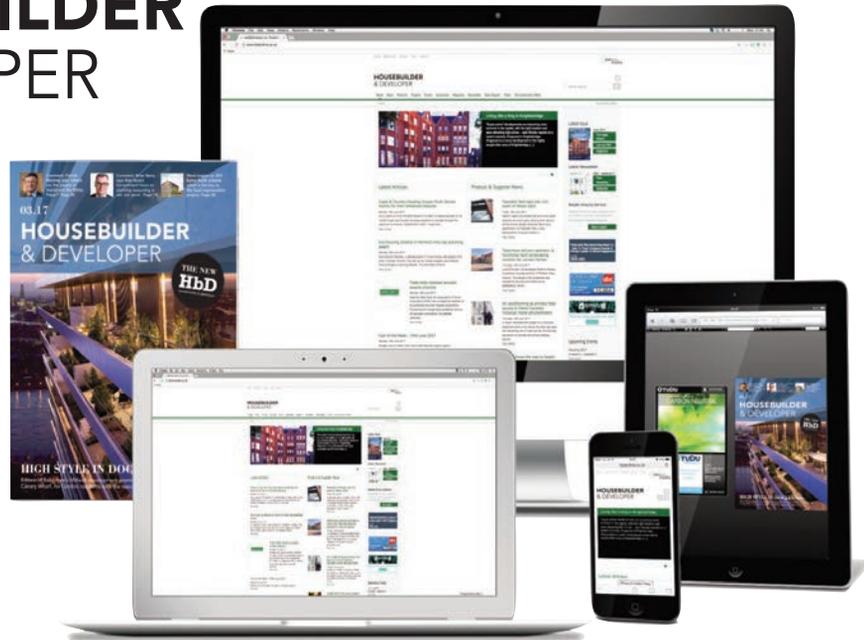


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Freefoam announce the launch of a brand new colour visualiser – an online tool to help choose colour options for the Geopanel internal panelling range. Being able to visualise how the colour and pattern of an internal panel appears full size is a critical part of the decision making process. Freefoam’s Geopanel visualiser does just that. An image of a bathroom enables users to simply select from any panel size and colour option and superimpose into the room setting to give an instant representation of the finished look. With a wide range of over thirty different colours in the Geopanel range the visualiser gives users the ability to experiment with any number of different colour options and bring colour to life in a bathroom environment. Geopanel customers can now really push the boundaries of design and creativity and make an informed decision without any of the risk. Geopanel decorative panels offer significant benefits to the home improvement and building industry.

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A new approach to creating beautiful designer doors with an original colour aesthetic is now possible thanks to the new W-Tec 3D+ hinge by SFS. This ground-breaking hinge allows designers to rethink the visual impact of the hinge within the doorset, providing the option to colour contrast for bold aesthetics, or harmonise the hinge's colour to complement the door and frame. W-Tec 3D+ is part of a range of high performance door hinges by SFS which provide solutions for every kind of door. This includes the Easy 3D hinge, a well-established, stainless steel hinge range that is popular amongst timber door manufacturers and installers.

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Duration Windows has been identified as one of London Stock Exchange Group's 1000 Companies to Inspire Britain. The report is a celebration of the UK's fastest-growing and most dynamic small and medium sized businesses across the UK. To be included in the list, companies needed to show consistent revenue growth over a minimum of three years, significantly outperforming their industry peers. More detail on the methodology can be found in the report online. Duration Windows is a family run business specialising in the manufacture of aluminium bi-fold doors, windows, doors, secondary glazing and roofs.

www.1000companies.com



For almost 20 years **IDSystems** has supplied award-winning glazing products to housebuilders and developers creating high specification homes right across the UK. From theEDGE2.0, our ultra-slim sliding doors with 20mm sightlines; our award-winning German made bifold doors and our innovative Swiss designs slide & turn doors, each one of our systems is renowned for quality and performance. Our innovative range of glazing systems also includes windows, glass roofs, rooflights, internal glazing and balustrades so developers only have to deal with one supplier whatever their glazing requirements.

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ONLEVEL are bang on point with the innovative SKYFORCE Juliet Balcony System. Since launching the SKYFORCE Juliet Balcony System in 2016 no one could have predicted the level of success the system has achieved. Less than two years old in the UK the SKYFORCE system is testament to ONLEVEL's ethos of innovative solutions that make a difference. The SKYFORCE system has become to 'go to' system for juliet balconies, not just because of its unobtrusive minimal look. It's a massive hit with installers due to its simplicity and ease of installation. For further information on SKYFORCE, you can visit their website.

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Garador offer full range of door sizes

There are lots of reasons why people today are requiring larger garages. Vehicles can be bigger; and garages are often used to keep fitness equipment or general storage. Larger garages can be built without problem thanks to the range of extra wide garage doors available from Garador.

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The inherent strength and slim sightlines characteristic of W20 steel sections have enabled a member of the **Steel Window Association** to create a large screen with two sets of double doors, forming the entire gable end to a North London period property's new extension: elegantly linking the

expanded kitchen dining area with the rear garden. Steel Window Service & Supplies carried out the design, manufacture and installation of the multilight screen, which measures 4,484mm x 3,427mm high. The frames are hot dip galvanised prior to being finished in a polyester powder paint system. W20 and W40 steel windows and doors meet the requirements of the Building Regulations in new-build as well as refurbishment situations.

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Cliff-top location is no barrier to successful design

When metalwork fabricators Ace General Engineering were awarded the contract to install structural glass balustrade at a new residential development on the cliffs of Cornwall, the expertise of the CRL's TAPER-LOC® system was called into action.

Comprising of 36 apartments and nine houses in a cliff-top location in Newquay, the Acorn Blue development offers stunning views of the Cornish coast, with the high specification properties boasting balconies to take advantage of Cornwall's temperate climate and to enjoy the stunning sunsets over the Atlantic.

All good in theory, but the practicalities of completing the structural work required specialised engineering, as due to its location the entire front elevation of the property had to be installed without any scaffolding.

The team at Ace General Engineering used the TAPER-LOC® system from CRL for the secure and efficient installation of the structural glass balustrades. Reducing installation time of glass railings and balustrades by up to half compared to alternatives methods, the TAPER-LOC® system is suitable for 12mm to 25.52mm toughened/toughened laminated glass making it a versatile option. Meeting BS 6180:2011, AbP

and ICC-ES requirements, TAPER-LOC® has a unique design that uses precision tension to secure the glass in the aluminium base shoe without the use of cement. Using CRL's exclusive TLK12 installation and removal tool, the Tapers simply slide horizontally in the base shoe before being compressed, where it expands and locks into place. The same Tool can be used to loosen the Tapers for glass alignment or replacement, enabling scratched or broken glass to be easily replaced.

"The Taper-Loc system was a perfect fit for the project," explains David Stephens, Managing Director of Ace General Engineering. "The site team used a harness system provided by the client which enabled lateral movement along the balcony. The Taper-Loc® channel was resin anchor fixed to the reinforced concrete balcony structure, with the glass locked into place using the Tapers. The entire installation was carried out from the inside of the balcony, without any scaffolding. This was possible due to the fact that the Taper-Loc® system is always installed from the safe side."

"The glass installation using this system was a very quick and easy process, which was all completed from the one side of the balustrade,"



Stephens continues. "The TAPER-LOC® system saved a huge amount of time compared to wet glazing or wedging. Speed of installation was just one of the benefits of specifying this system though. The structural integrity of the base channel was also extremely important, as it is designed to withstand significant wind loads, which is vital in this location."

"We were also given great technical support by CRL, which certainly played its part in the overall success of the project."

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Over the last 10 years, Sika products have been used in more than 80 of London's largest and most iconic landmarks including the Shard, the Pinnacle and the Gherkin. Following on from the success of these projects, and the knowledge gained, Everbuild – A Sika Company launched Sika Plastix – a new brand of silicone sealants perfect for window, door and roofline installers at the end of 2015.

Under the new brand is Sika® Plastix - 22A Premium Grade, a high quality product that is sure to be loved by installers. Providing excellent adhesion to most common substrates including plastic, glass, brick and wood, this product is ideal for glazing and roofline applications with the added advantage of having low-dirt pick up and anti-mould properties. Available in the seven most popular colours including a truly Brilliant White, translucent and the increasingly popular

Chartwell Green, Sika Plastix- 22A has excellent flexibility, tooling and weatherproofing properties. CE certified for glazing, facade, cold climate and sanitary applications this really is a premium product you can rely on.

Also within the range is Sika® Plastix - 48N Contractors Grade, a great alternative product available in white, translucent and teal with good flexibility and adhesion to all common window, door and roof substrates. CE certified for facade, cold climate and sanitary applications this is a great lower cost alternative product you can still have confidence in.

For further information on the Sika Plastix range or any other product from the Everbuild and Sika brands, contact your sales representative, call the sales office or visit the website.

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The spectrum of design possibilities



Eurocell has expanded its standard colours range to include new 'on-trend' finishes; popular colours such as Cream, Rosewood and Anthracite Grey are all available from stock. New made to order colours include a taupe, Windsor, and the greys Kensington, Balmoral and Buckingham. The colours have

been added to selected items within the Eurocell range, such as Modus and Eurologik window profiles, roofline and finishing trims. Eurocell range of external cills and end caps, which are available in three sizes and are colour matched to a wide range of window systems within the industry.

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Hundreds of new low carbon family homes under construction in Leeds city centre will be fully protected against the elements thanks to ISO-CHEMIE's expanding foam sealing tapes. Windows and doors on more than 500 properties in the Climate Innovation District in Leeds' South Bank will benefit from a high performance airtight, acoustic and thermal sealing thanks to ISO BLOCO ONE. The use of ISO BLOCO ONE will significantly help to achieve a Passivhaus target of 0.60 ACH at 50 Pascals airtight seal per completed building. The external seal area provides weather resistance and breathability with a minimum resistance of 1000 Pascals (hurricane forces). ISO-BLOCO ONE offers a single product 'fit and forget' solution for fast and effective sealing based around the European RAL principles of three level sealing - the inside seal area is more airtight than the external one, allowing any trapped moisture inside the joint, or within the wall, to escape outwards rather than into the building.

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BIM FOR OFFSITE: WHAT'S STOPPING YOU?

While the housebuilding industry is educating itself on the practicalities and application of offsite methods of construction, the real opportunity for housebuilders is in how offsite is utilising the latest software platforms. Robert Clark of Fusion Building Systems explains the opportunities BIM presents.

There is an awful lot of misunderstanding and assumption being made in the construction and housebuilding industry about what offsite manufacturing (OSM) actually is.

There are two types of OSM – volumetric modular and panelised (or ‘smart modular’ as it is often called). Volumetric refers to entire units or rooms being built to a ‘finish’ in factories and craned into place on site, while panelised refers to individual walls and floors being built at offsite facilities and then erected on site. There are pros and cons to each, but that’s for another article.

OSM is slowly climbing the priority ladder for the nation’s volume housebuilders, and industry experts believe that BIM will be the enabler to take offsite to the top of the ladder. The only thing holding it back is education and an acceptance that methodologies need to change.

To achieve this, there’s a two-stage process which needs to happen. The first is about understanding how supply chain practices need to change, to ensure every team and element of the onsite and offsite build programmes are working in collaboration. Once that process is underway, the fun can really start, as you immerse yourselves in the design.

OSM is all about precision, to millimetre accuracy. The edge it has over traditional build methods is that clients, building inspectors, surveyors and insurers can be shown an interactive digital model in the office or over email, showing precisely how a building has been, or is being built on site.

Two key pieces of software worth mentioning here are StrucSoft MWF Pro and Dalux Field. To start with StrucSoft, this runs as an add-on to the widely-used Revit design platform. MWF Pro enables just about every element of a building’s design to be reviewed in detail prior to sign off, then sent directly to the computers of a manufacturing facility to produce struc-



tures which precisely match the design.

This is a process which seems light years away from the traditional building methods which dominate the industry at the moment – yet it isn’t. It’s fully developed and being used in offsite manufacturing today. Software like MWF Pro will be the enabler for taking us from a project by project approach, to build programmes which are led by the product, employing manufacturing principles to achieve efficiency and sustainability in construction. And the story also extends further than this – because this software enables the original design intent to be digitally overlaid and recorded against actual onsite installation; monitoring and maintenance of a building over the long term can also be achieved – all within the same model.

And, if that wasn’t enough to get you excited, Dalux Field is another piece of software which has been embraced in the industry. Currently with only a very small share of the UK market, but with an immense opportunity ahead of it, this interactive site management

software never fails to impress clients. By simply marking their physical position on a plan, site managers can click into a 3D BIM view of a project to provide accurate information there and then about any issues they’ve found. By working in this way, a full auditable history can be developed of communication, issue rectification and close out – and everyone on the team has an immediate visual understanding of what’s happening on site, build delays are reduced and lines of communication are kept crystal clear.

Digital construction will completely transform the way we work – reducing cost and improving the quality of the finished product. The trouble is, at the moment at least, there is a lack of people who are able to embrace and proficiently use new construction technology. BIM will enable us to move forward, and those who embrace it and make it work, will very quickly dominate the industry. What’s holding you back?

Robert Clark is head of business development at Fusion Building Systems

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New Pro-Tek™ WPC engineered vinyl flooring



PRO-TEK™ WPC – the next generation engineered vinyl floor – has launched in the UK. Developed to meet the demands of the commercial and residential sectors, PRO-TEK™ WPC features the latest technology and offers superior performance, ease of installation and low maintenance, as well as reduced lifecycle costs and eco-benefits. Five collections offer a total of 40 designs, in wood and tile effects, with matching four-sided bevelled edges and a complete range of matching WPC vinyl-wrapped accessories. The new waterproof WPC engineered vinyl floor is a phthalate-free wood plastic composition design with a robust construction, measuring 7mm to 8.5mm in thickness and comprising seven individual layers.

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All Things Flooring is a quirky, new, online hub for B2B decision makers, currently attracting a lot of interest in the world of flooring. The lively, interactive site is the one-stop-shop for flooring advice, news, ideas and inspiration from industry leaders across the globe. Managed by **Flowcrete**, All

Things Flooring features a range of engaging and informative posts, such as 'Five Questions With...' a monthly, interactive post that shares the knowledge and industry expertise built up by members of Flowcrete's team over many years in the resin flooring industry.

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ON-TREND SOLUTIONS

Decorative vinyls and LVTs are pushing new technical and aesthetic boundaries so that both customers and contractors benefit, according to Nav Dhillon of Gerflor.

Decorative vinyl and luxury vinyl tiles and planks (LVTs) are practical, durable and straightforward to maintain and install. They come with the added benefits of exceptional acoustics and slip resistance, and are rarely dull in appearance. Ideal for so many contract and residential applications, they are hard to beat when it comes to combining outstanding performance with what's on-trend in aesthetics for installations as diverse as homes, offices, hospitality and retail, as well as healthcare and education environments.

Vinyl flooring has been around for almost 100 years and in 1937 Mipolam was launched as the first homogenous flooring. Vinyl easily lends itself to different formats, sizes and countless design interpretations. Decades later, when crafting new flooring collections the creative teams of leading vinyl flooring manufacturers are never short of inspiration from worldwide resources like nature, fashion, textiles, graphics, interior design and architecture.

DEVELOPING NEW RANGES

Having identified emerging styles and trends, the gestation period for a new decorative vinyl or LVT range is around 12 to 18 months. The trick is successfully uniting innovations in design, advanced production techniques, the best sustainable materials and the expertise of marketing teams so that new floorings excel in meeting customers' requirements. Almost any design concept can be applied to the print layer that tops a vinyl constructed roll, tile or plank flooring. This design layer is then covered by a wear layer, the thickness of which denotes longevity and durability depending on application, followed by appropriate protective, easy maintenance and specialist finishes.

Manufacturers are therefore pushing the boundaries in the design, colour, texturing, finishes and performance of decorative vinyls and LVTs in a way that's almost impossible with some other flooring materials. The immense design scope enables manufacturers equipped with the necessary

technology and design capabilities to capitalise on trends for global markets. For example, as wood is an ever-popular choice, replicas in vinyl have been developed to look as good as the real thing, but with fashionable colours and grained finishes providing an individual, modern edge.

KEY TRENDS FOR 2018

The look for 2018 is for purer, raw, 'untreated' wood surfaces, giving an overall matt appearance that isn't rustic. Forget waxed and varnished boards or polished parquet, timber is going naked, stripped back to basics. Wood-look LVTs are also taking on darker, deeper tones and elegant shades for a more traditional look. Mineral designs in vinyl flooring have become the interior design classic in 'minimalist' style, and they go from strength to strength. However, concrete and stone looks are also taking on a more matt, natural appearance with a colour palette extending from greys to warmer, brighter colour combinations including a terracotta revival.

For a more refined look than stone, marble, with its luxurious appeal, is set for a comeback. Rejuvenated by fresh, colourful and lively designs, rather than the more familiar monotonous, new marble LVTs can transform both traditional and highly contemporary interiors with ease.

There is also a return to the look of carpet and textiles as luxury vinyl recaptures classic designs in distinctive new ways such as trendy twists on tweed. The retro trend, although well established with vintage décor, is seeing a revival of the 1960s feel, but with less psychedelic colours than the period when Terrance Conran opened Habitat and Mary Quant revolutionised fashion. It's nostalgic, captures the distinctive modernism of the time, but the designs and colours are warm, cosy, mellow and welcoming with coppery hues making a big impact.

However, the new 'kid on the block' is the geometric trend. Stylish geometric shapes take on a new, striking dimension as they are re-formed into unique, powerful



designs with clever illusions of relief. Perfect for making bold interior statements where it matters.

Not only do LVTs come in traditional formats like 50 x 50 cm tiles, now larger and rectangular tiles are taking the spotlight. Current trends are also for longer, wider planks of 1.2 metres long and up to 18 cm wide, while 'mix and matching' designs and formats is on-trend and gives greater scope for individual styling.

MORE THAN GOOD LOOKS

LVTs are a major flooring trend in the industry, providing complete solutions for clients. Extensive design choices provide the inspirational looks that designers, specifiers and end-users want, making them the perfect foundation for interior schemes of all decoration styles, and ideal for reflecting brand images or creating zones within large spaces. By using different colours, patterns or tile and plank formats, the flooring can effortlessly define or unite areas within open plan spaces.

Decorative vinyls and LVTs also encompass the construction technology required for outstanding performance. They are environmentally friendly, can improve indoor air quality, and are low maintenance with more cushioning, warmth and acoustic characteristics than traditional stone, wood and laminate floors.

In addition, protective polyurethane treatments applied during the manufacturing process can provide easy-to-clean, scratch and stain resistant surfaces. Installation can be made fuss-free, faster and less costly by the fibre backing and construction technology of some loose-lay decorative sheet vinyls and LVTs that come in alternative installation types to the glued method, providing interlocking and removable fitting options to best suit the project, whatever the need. It's a fast-moving world and vinyl flooring gives endless possibilities in design solutions for both new build and refurbishment projects.

Nav Dhillon is marketing manager at Gerflor

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Wireless takes electric radiators to new heights



When it comes to wireless control technology, **Electrorad** has taken the market to a whole different level with a series of electric radiators that may be controlled using a smartphone, tablet, or computer, and even by voice command. While Electrorad's Digi-Line range enables homeowners to control their heating from anywhere in the world – courtesy of Electrorad's CleverTouch App – the Vanguard WiFi range goes one step further and is one of the first to

have voice control compatibility with the market-leading Amazon Alexa. Whether it's to turn up the heat or reduce the temperature, the radiators' heat output can be controlled simply by talking to Alexa.

www.electrorad.co.uk

Schiedel launch the ScanFire Opus



Schiedel Chimney Systems, in collaboration with Firepower Ltd., have designed a new minimalist inset system featuring the Opus Tempo 70i stove within a highly insulating pumice-based frame and chimney. This one-stop solution for architects and designers allows a real fire to be specified for any new build, with the chimney and

installation design work already done. This design also won the Best Flueing and Ventilation category at Hearth and Home in Harrogate 2018.

For more information please contact Schiedel by calling.

0191 4161150 www.schiedel.co.uk

Integrated piping system an ideal solution



A highly efficient pipework system from manufacturer **Pegler Yorkshire**, has delivered infinite benefits to endless modern construction projects across the UK, including a recent project by Scottish company Arc-Tech.

"Our integrated piping system fulfils the demanding briefs set by today's architects and specifiers giving installers confidence in the fitting and commissioning process," said Eleanor Johnson Fittings Market Manager for Pegler Yorkshire. "The heat free, push and press fit technology offers compatible pipes, fittings and valves and is an ideal solution in a variety of projects and continues to grow in popularity across all sectors."

brochures@pegleryorkshire.co.uk

Mitsubishi Electric creates social communities



With the government forecasting that heat pumps will overtake gas heating over the next decade and to coincide with the launch of **Mitsubishi's** Ultra Quiet Ecodan air source heat pump, two social communities, on Facebook and Instagram have been set up to provide consumers and heating installers with regular updates

and tips on the company's latest efficient, renewable heating systems. The Facebook page offers a selection of videos and images that provide information on the Ultra Quiet Ecodan, detailing its uses, specifications and unique characteristics that set it apart from alternative heating solutions. On the Instagram page, followers will be treated to a range of graphics that highlight the benefits of choosing to install the Ultra Quiet Ecodan.

01707 278666 www.heating.mitsubishielectric.co.uk

Floor styling with Bona Inspiration gives wood floors a new look and a new lease of life

How do you give an old wood floor a fresh new look? The Swedish floor-care company, Bona, has come up with a new concept to inspire homeowners to renovate and update the look of their floors. It's called Bona Inspiration and it consists of five stylish looks that reflect emerging trends - all developed in cooperation with Swedish trend analyst, Cay Bond.

Renovate or replace? It is an agonizing decision for many homeowners. Floor styling with Bona Inspiration offers a unique solution. It gives consumers the best of both worlds by delivering fashionable new looks – everything from brushed and oiled finishes to pale lacquered or dark rustic looks - without the cost or environmental impact replacing the floor.

The concept was developed in close co-operation with the renowned Swedish trend analyst, Cay Bond. Cay believes that a home showcases your personal identity more than anything else. "The floor has an incredibly important role to play in this, and a cleverly restored floor can change a room and a home dramatically," she says.

Guided by Cay's eye and expertise, the new range offers visual effects that are in line with

emerging trends. Moreover, homeowners are not restricted to making minor modifications to their existing floors. They can also create a brushed and oiled effect where none existed before.

Bona's Product Manager, Patrik Mellnert, sums it up neatly: "By using Bona Inspiration to style your floors, you can do magic with an existing floor in just a few hours."

- The concept includes the Nordic Shimmer range, with its four stylish variants that capture the tranquil Nordic spirit.
- For a choice of three rustic looks to bring out your inner garden, choose Garden Atmosphere.
- In contrast, New Modern is a style for comfort and self-expression that goes beyond trends and traditions.
- Malibu Dreams is the essence of California: warm and welcoming, free-spirited and rustic, but above all chic.
- Finally, there is Touch of Grace for when you want to keep a hectic lifestyle calmly grounded.

Marketing Director Retail EMEA and APAC Jessica Nissander explains, "We wanted to make it easier for homeowners to change the look



and feel of their homes, and our floor styling range does just that. You can choose between different looks and styles and create a whole new feeling, just by renovating your floor."

Bona also offers a unique service that puts homeowners in touch with local Bona Certified Craftsmen. "These trained experts know exactly how to use our sanding and brushing methods, varnishes, oils and paints," says Jessica.

01908 525 150
www.bona.com

Classic design with modern functionality



Introducing a classic design with modern functionality, **BLANCO UK** has designed the VICUS range of taps. These mixer taps combine elegance with classical design, and are the perfect centrepiece in your kitchen. The VICUS family consists of the twin lever, the bridge twin lever, the single lever spray.

An additional key feature of the VICUS single lever is the pull-out spray from the hose which can be used to clean the extended work area. All three models are available in Chrome, Pewter and Brushed Brass with matching soap dispenser. For further information on BLANCO UK, please call or visit their website.

www.blanco.co.uk

Flooring that keeps you building



CaberShieldPlus is the ideal flooring solution when building in Britain's unpredictable climate. Based on **Norbord's** popular moisture-resistant CaberFloor P5 tongue-and-groove particleboard flooring panel, CaberShieldPlus is specially designed to withstand exposure to wet conditions. The top surface features a permanent non-slip coating that not only prevents damage

to the board but also ensures a safe working platform. The underside is protected with the smooth coating that not only protects against damage but also makes the board easy to slide into position. With CaberShieldPlus, fast-track build programmes won't be derailed by rain, sleet or snow.

www.norbord.co.uk

A new brand launch from Talasey Group



The Talasey Group, formerly known as Natural Paving Products (UK) is delighted to announce the release of the latest landscaping product to its portfolio with the launch of a new resin bound aggregate system, Resiscape. The system is flat in appearance and features an even and uniform finish on its surface. Unlike other resin-based products that might discolour under ultraviolet radiation,

Resiscape has been manufactured to be UV stable. This ensures they will not go brown over time, meaning homeowners and specifiers can be confident their project will continue to look great for many years to come.

0330 333 8030 www.resiscape.co.uk

Pavers are NOT the only option



Whilst pavers are the default selection for most residential drives and pathways, it may be time to look at decorative, in situ concrete for more flexibility and choice. Everything from exposed aggregate slip resistant finishes to coloured concrete with simple broom and band textures are easily achieved without

specialist trades, bringing benefits of fast, cost effective construction, just in time material delivery, low maintenance and a paving choice which is really quite different. So, no more sites full of brick pallets, hardly any waste and quick turnaround – Sounds like something to think about.

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Knauf's Windliner Helps Subcontractor

Knauf's Technical Services Team played a critical role during the construction of the first phase of a brand new mixed-use residential and retail development in Salford. For such an important development, it was essential to use a high-quality product that was also cost-efficient. That is why subcontractor SCS chose to use Knauf Windliner instead of the originally specified traditional cement-based material. Darren Friend, Commercial Director at SCS, said that the ease of installation offered by Knauf Windliner gave the product an edge over its competitors. "Having the full system of accessories all supplied and warranted by Knauf has made our life easier rather than sourcing from multiple suppliers," said Darren. "They also did numerous site visits throughout the project and reports for our client on the quality of the installation." Knauf Windliner provides the ideal solution for architects and contractors seeking an external sheathing board that will protect their buildings regardless of the elements.

0800 030 4135 www.knauf.co.uk

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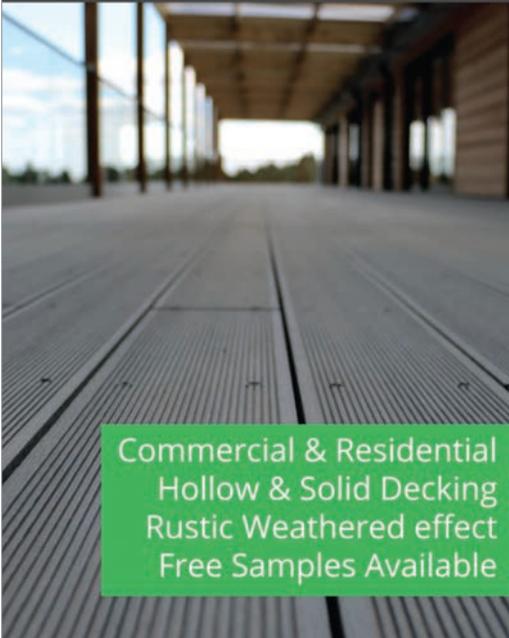


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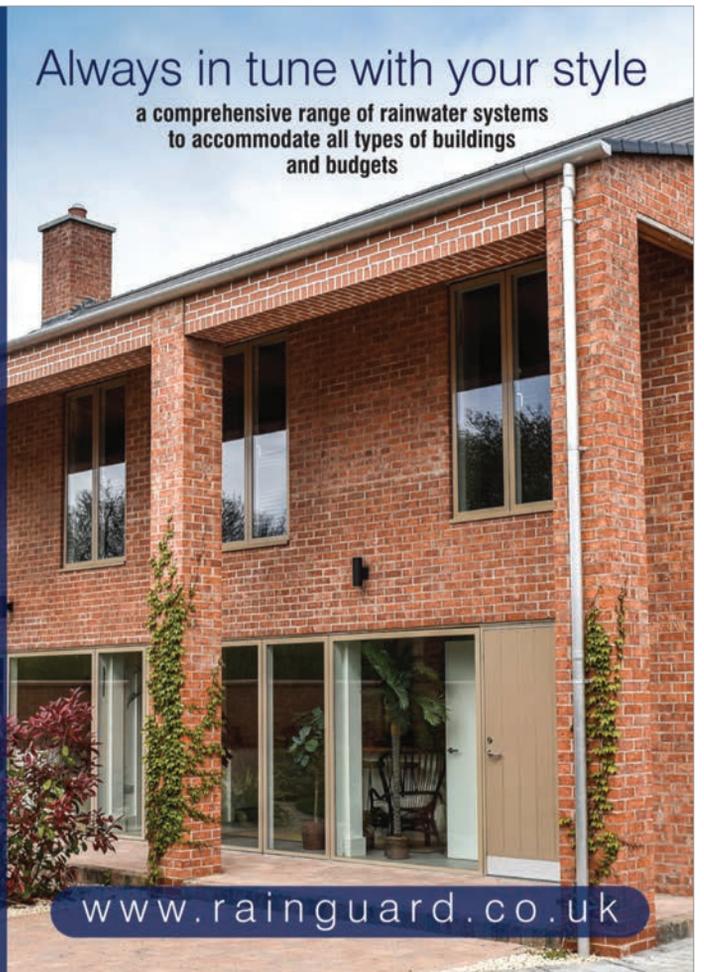
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FIRST THINGS FIRST

Duncan Andrews of Sureset explains the impact a driveway surface can have on kerb appeal, exploring the pros and cons of different surfacing materials.

In what is a highly competitive market, it is vitally important to make a good first impression to grab customers' attention and give them something special to remember, essentially make a property stand out from the crowd. When you're looking to add a 'wow' factor and a strong selling point to a project, choosing the right driveway surface can be a big deal.

There are several popular driveway surfaces available in today's market, with a multitude of associated pros and cons.

BLOCK PAVING

Over the last 30 years, block pavers have seen a huge increase in demand across the UK paving industry, and with demand comes improved production techniques and a reduced price of manufacturing. Block paving does offer the ability to complete design work and detailing, with a variety of colours and materials available, but with the natural stone nature of pavers, designs are normally limited to patterns and borders.

Laying of block pavers is usually completed by hand over an unbound (usually sand) base, and although the joints are filled with a fine silica sand, once the paving has established itself it is virtually impermeable, meaning suitable drainage should be installed to deal with any water runoff.

Maintenance wise, as with any external surface, regular sweeping is advised to keep the paving clean of dust and detritus. It is possible to seal the paving to protect against oil and weak acid spills, dirt and weeds, however weeds and algae may still develop by growing into the gaps in the paving.

TARMACADAM

Tarmacadam, or 'Bitmac' (tarmac) is one of the most popular surfaces for larger areas and driveways. Although it is a tried and tested surface, fit for purpose and readily available, it somewhat lacks the 'wow' factor most property developers would seek when trying to make their project stand out. For best results, Bitmac should be installed by machine using a trained team, meaning installing smaller areas such as garden pathways/patios can be complicated



and not particularly cost-effective. For a designer looking for consistency in external areas around a property, this can cause issues.

That being said, if Bitmac is being used over a large area/development it can often be a more cost-effective option than other surfaces, and the use of specialist machines means it can be installed much faster and more consistently.

RESIN-BONDED SURFACING

Resin-bonded paving is typically known as a 'coat and scatter' system, whereby resin is applied directly to a substrate and aggregate scattered across the top to completely coat the resin. Once cured, the thin, impermeable single stone layer will offer a rough textured finish, however there is the potential for the aggregate to become loose and scattered as the stone only adheres to the resin on one side.

Resin-bonded systems are beneficial as they provide the look of loose aggregate without some of the associated issues such as movement/migration of aggregates, ingress of weeds and rutting from traffic. However, over time and under heavy trafficking/vehicle movement/turning the surface can break down and the aggregate may become loose. Also, as a resin-bonded surface is impermeable, suitable drainage should be included in any installations.

Resin-bonded paving is made by fully

mixing and coating a two-part resin formula with dried aggregate. Once trowelled, it creates a fully permeable, smooth, hard wearing surface.

Resin-bonded paving can be laid over several permeable and impermeable surfaces and can also be installed over existing surfaces if they are in good condition. When installed over a permeable sub base resin-bonded paving is fully SuDS (sustainable urban drainage system) compliant, meaning water is free to drain straight down into the natural water table meaning there is no need for planning permission or additional drainage solutions.

With the aggregates being fully coated in resin during mixing, once installed there is no possibility of any aggregate becoming loose. Resin-bonded paving manufacturers are also able to offer almost limitless design possibilities, so if there is a company logo or specific design to incorporate into the paving, then this can be easily facilitated, as per requirements.

Resin-bonded paving ranges are also vast, with many sizes, types and colours of stone available, meaning it is far more versatile than other types of paving. And, with companies offering as much as 21 year guarantees on the paving, you are getting long term peace of mind.

Duncan Andrews is marketing communications manager at Sureset



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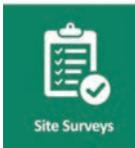


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"Fast Friendly Service" for new development



Cotswold Roofing were tasked with fitting the aluminium rainwater system for a new development in Oxon. ARP's Sentinel beaded half round gutter and Colonnade cast eared downpipes were specified for this project, as they were in keeping with the style and design of these new properties. Aluminium building components are generally known for being a modern, natural product which is fully recyclable, non-corrosive and lightweight. Rob Biles – Cotswold Roofing said: "ARP provided a fast friendly service using quality products".

0116 473 5624 www.arp-ltd.com

Brett Martin meet revised standards



Brett Martin Plumbing and Drainage is now offering a new range of high-performance Adoptable Access and Inspection Chamber Assemblies which are designed to meet the requirements of Sewers for Adoption (SfA7) whilst offering specifiers and water authorities a robust, cost-effective and superior drainage solution. Following the revised performance criteria and installation standards for all adoptable drainage networks, Brett Martin's new range of Adoptable

Access and Inspection Chamber Assemblies, carrying the BSI Kitemark KM 635998, are tested to EN13598-1 and satisfy both the requirements of Sewers for Adoption 7 and Building Regulations Part H1.

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Although metal rainwater drainage systems may often cost more initially, they offer excellent 'lifetime' value. With homeowners and specifiers increasingly looking at the whole-life cost of their projects, especially where clients are also looking for individuality and low maintenance solutions, metal systems provide exceptional value for money, as well as design solutions that cannot be matched by other materials.

Metal rainwater systems offer an unrivalled ability to cope with extraordinary weather. Gutters can be deep with larger holding capacity and improved flow rates, and metals expand and contract much less than PVCu systems which have to include joints to allow for thermal movement. All these features mean a greater ability to cope with and endure the increasingly volatile weather conditions we are experiencing in the United Kingdom.

As environmental issues become increasingly important, metals also represent the most sustainable, environmentally friendly building materials due to their longevity (avoiding the use of precious resources), and their recyclability, saving further landfill space.

The choice of material and designs available in metal rainwater products has increased markedly in recent years with the availability of pre-painted metal systems giving clients and architects confidence in the quality of finish, and providing the installer with pre-finished systems that are easy to install.

Homeowners now have an increased awareness of metal rainwater systems, the increased use of the internet certainly assisting with this.

STEEL

Steel is the most cost-effective of the metal rainwater ranges, and is smart, stylish and contemporary. Its modern look and flexibility of colour finish means it can add style to a contemporary building, looking equally effective on traditional properties or for commercial applications.

Steel is lightweight and easy to manage, but stronger and more durable than PVCu. As installed, it offers a robust rainwater disposal solution with manufacturer's guarantee of up to 15 years – although with sensible maintenance, life expectancy can be more like 25 years.

Finished as either plain galvanised, powder coated or pre-painted, steel can come in a variety of colours giving flexibility and choice.

EXTRUDED & PRESSED ALUMINIUM SYSTEMS

Modern manufacturing processes produce

MEDAL TO THE METAL

The Metal Gutter Manufacturers Association puts the case for why metal rainwater systems should be the first choice.



extruded and pressed aluminium systems that are long-lasting, highly efficient, and a cost-effective, quality option.

Aluminium does not rust and so requires minimal maintenance, which is another great benefit in the UK's wet climate.

Pressed and extruded aluminium systems are more economical than traditional, thicker cast aluminium and should last in excess of 25 years.

These systems are available in a wide range of profile and coatings to suit all types of building. From half round, vintage moulded ogee, Victorian to contemporary joggle box profiles, all are available in a factory applied powder coated system to any RAL colour.

Gutters are generally available in large profiles, so this material works well on light commercial and industrial buildings as well as residential projects.

CAST ALUMINIUM

Traditional cast aluminium is authentic, extremely robust, and crucially, long lasting. It is lighter in weight, and so easier to install than cast iron, but heavier than modern fabricated aluminium. Cast aluminium is also made using traditional die casting methods. It is for these reasons that it is towards the top end of the price range – more expensive than fabricated aluminium and steel, but lower in cost than pre-painted cast iron, offering an

ideal option for a quality project or the perfect alternative for a traditional property where cast iron is not required by the specification.

Cast aluminium now comes in a wide variety of profiles which look great on a range of projects, traditional and modern. Available powder coated to any RAL colour, it offers great choice, comes ready for immediate installation and requires minimal maintenance.

CAST IRON

Cast iron systems are designed to offer an unrivalled lifespan compared to other materials available. The material is immensely strong, will look superb on traditional style properties, and is a must for listed properties and historical renovation projects. Although the most lavish material for guttering, it should last at least 50 years with the correct maintenance, with many systems lasting 100 years plus.

Cast iron guttering is now available in a wide range of shapes, including half round, Victorian ogee or moulded ogee profiles, with round and square downpipe profiles to match. It is available in a primer coat for painting on site or a pre-painted finish for direct installation.

Cast iron is the heaviest of the materials available, and although installation is easier than ever before, a cast iron rainwater system needs to be professionally installed. Where a unique style of gutter, downpipe or hopper head is required, bespoke designs are available from specialist foundries.

ENERGY EFFICIENCY

Finally, whichever metal you choose – cast aluminium, cast iron, fabricated steel or fabricated aluminium – metal represents the most sustainable environmentally-friendly building material choice. Metal rainwater drainage systems can contribute significantly to a sustainable design concept, thanks to their high recycled content, recyclability and energy efficiency.

Old Pump House Retains Industrial Heritage with the help of Yeoman Rainguard

Yeoman Rainguard rainwater systems were used to help reintroduce an industrial heritage style to The Old Pump House in Warton.

Originally erected in 1923 as a water pumping station for Atherstone and surrounding villages and decommissioned in the late 1980s, the pump house was then bought in the early 90s and after a scheme for a hotel development fell through was converted into a home. The property was then sold in 2015 to current owners Ian and Karen Callender.

"Though the pump house had under gone a complete transformation into a residential property the previous owners, whilst carrying out the renovation to their own preferences, in our opinion designed out some of the industrial heritage. When we purchased the property, it was our intention to restore some of these features," Ian explained.

Wanting to replace the white plastic gutters and downpipes at the front of the house with a rainwater system that would reflect such qualities, various avenues were searched. The result of which was Yeoman Rainguard whose XL Aluminium range ticked all the boxes when it came to style, ease of installation and durability whilst also being cost effective.

"It was great to have an expert on hand, in the form of Yeoman Rainguard's Area Sales Manager, to discuss options and fitting requirements as well as them carrying out a site survey in order to provide a no risk supply of all the components," said Ian.



Yeoman Rainguard 130 x 100mm deep flow half round XL Aluminium gutters were installed giving real impact to the house frontage. 100mm dia. downpipes were added below Cast Aluminium Motif Hoppers helping to further emphasise the desired effect.

Finished in a durable yet stylish black polyester coating the aluminium rainwater system will provide the house with 30+ years of maintenance free service.

"Our renovation continues, however whenever we approach our home the Yeoman Rainguard guttering makes us smile. We have had people stop and talk about the renovations, our builder has found a new alternative rainwater product to offer his clients and I believe we have returned a little something to The Old Pump House," concluded Ian Callender.

0113 279 5854 www.rainguard.co.uk





EVERYTHING INCLUDING THE KITCHEN SINK FOR SOCIAL HOUSING

Social housing is experiencing a revolution, with local councils and housing associations looking for kitchen suppliers that will offer up-to-date, long-lasting solutions without comprising on quality. Neil McDonald of Moores offers his advice.

As the need to be able to offer a diverse range of tenures increases, social housing is experiencing a revolution. Consequently, there's an increasing pressure on developers to specify quality products while keeping within budget.

SUSTAINABLE DESIGN THROUGH LONGEVITY

Kitchens that are designed with longevity front of mind are far more likely to be approved for social housing, as they offer a sustainable, long-term solution that makes the most of squeezed budgets. Well-made kitchens – such as cabinets which are glued, dowelled and then squared and set in a high-pressure press – require less maintenance and will last for many years, even with a potential high turnover of residents.

Special features to help future-proof a kitchen's lifespan include a timeless design that can evolve, hard-working materials, and the robust backing of a guarantee. Hard wearing door and carcass materials, along with premium accessories, will reduce the need for replacements caused by the wear

and tear of 'cheaper' solutions that end up becoming costlier in the long-term. Sophisticated manufacturers will subtly integrate these features so that residents can enjoy an attractive space in their home with the extra design touches associations expect today.

FIRA ACCREDITATION

There is an increasing importance for developers working in the public sector to specify products that help meet a combination of strict industry sustainability codes, budgets and designs. A simple way to ensure a manufacturer is producing high quality and sustainable product choices is to look out for brands and products that are FSC and FIRA accredited. This accreditation means that developers can rest assured that they are choosing a product that has passed rigorous testing procedures, such as ergonomic assessment and structural performance, and is also kind to the environment.

FLEXIBILITY BETWEEN TENURES

The ability to differentiate between affordable rent, market rent, shared

ownership and for sale is key. This is why many manufacturers have a 'good, better, and best' brand structure which enables tenures to be kept distinct from each other.

GREEN CREDENTIALS

There are a number of ways a kitchen can be classed as sustainable, from material choices, through to manufacturing processes and the supply chain. Companies that use locally sourced materials and manufacture the entire kitchen on site reduce the product's carbon footprint, eliminating the need for long transportation processes.

A sustainable supply chain solution does not have to mean a compromise on overall product production, performance or design. Some kitchens use MFC (Melamine Faced Chipboard) doors. MFC contains a high proportion of recycled material, often including chipboard waste which is sent back to the manufacturer for recycling. The end result is a stylish but sustainable product solution that appeals to both the residents and the developer with minimal wastage.

Environmental credentials from Flamco



The use of the RedProtect water treatment system recently launched by **Flamco**, offers the heating industry the ideal opportunity to reduce the amount of plastic waste generated after the use of the chemicals, in line with global and local opinion on plastic waste in the environment.

RedProtect is a solid, not a liquid or gel and allows easier transportation, no spills or leaks and the reduced weight and size compared to competitor products, helps minimise the cost of transportation. Head to Flamco's website for more information.

info@flamco.co.uk www.flamco-redprotect.com

Hydrotherapy with a difference



The benefits of hydrotherapy are being delivered in style, at home, with developments at **Closomat**. In their latest Asana unit, they have combined a series of wellness functions, which can be selected depending on each user's personal requirements. The features simultaneously

enhance cleanliness in intimate hygiene, and can contribute positively to particular health conditions. The contemporary-styled, wall-hung Closomat Asana looks like, and can be used as a conventional WC. Additionally, at the push of a button, the toilet flushes, then douches. A range of "wellness" wash options- steady, rotating or pulsing spray, variable water temperature, and variable douche jet - can be further selected as preferred.

0161 969 1199 www.clos-o-mat.com



Door closer enhances high-rise fire safety

British designed and manufactured, Powermatic controlled, concealed door closers from **Samuel Heath** are gaining increasing popularity for use on fire doors in high-rise flats and apartments. The door closers carry the CE mark and have been independently tested and proved to meet the requirements for one hour and half-hour fire doors under BS EN 1634-1. Unlike other jamb-mounted devices, Powermatic door closers facilitate a door's compliance with Approved Document M, neither do they have to be removed from the door to be adjusted. Powermatic is ideal for restricted door reveals and, thanks to the fact that it is totally concealed when the door is closed, helps retain the aesthetics of interiors and create a less institutionalised, more homely feel. Concealment also reduces the risk of the door closer being damaged through vandalism, misuse or tampering, which could render a fire door useless. It also means less maintenance call-outs and continued fire safety.

0121 766 4200 www.samuel-heath.co.uk

A change of scenery with Kingspan Insulation



Kingspan Kooltherm K108 Cavity Board has been installed on the first phase of houses constructed in the major redevelopment of The Poets in Swinton, helping the project to meet its thermal performance requirements with slim wall build-ups.

To ensure the homes are energy efficient, while still retaining the estate's welcoming and familiar aesthetic, 75 mm Kingspan Kooltherm K108 Cavity Board was installed behind traditional red stock brickwork facades. Part of Kingspan's premium performance Kooltherm K100 range, the insulation board features a fibre-free phenolic core with an outstanding thermal conductivity of 0.018 W/m.K.

01544 387 384 www.kingspaninsulation.co.uk

Red Dot recognises Ultra Quiet heat pump



Mitsubishi Electric's Ultra Quiet Ecodan PUHZ-AA air source heat pump range has been presented the Red Dot Award for Product Design, an award that recognises the highest levels of design quality. The Ecodan units are designed to provide homes with reliable, trouble free renewable heating and hot water. The design of the new Ultra Quiet unit is highly compact, and the colour

combination of white and anthracite exudes a simple yet elegant appeal, with the dark colour of the fan section underlining its unobtrusive design. The Red Dot Award is judged by an international jury of experts, who said that, "the design of this air-to-water outdoor unit has been thought out to the last detail. Its unobtrusive appearance easily blends into different types of buildings."

01707 278666 www.ultraquietecodan.co.uk

Ecodan takes heat pumps to the next level



Mitsubishi Electric has launched some of the quietest air source heat pumps ever available in the UK to offer complete flexibility on where units can be installed whilst meeting Permitted Development. The Ultra Quiet Ecodan air source heat pumps are available in 8.5kW and 11.2kW sizes with sound levels that are three times quieter than

previous models, virtually eliminating planning restrictions. Designed specifically for residential applications, these models offer superb energy efficiency and sound levels and enable almost any home to benefit from high performance, renewable heating. Further details on the performance of the units including a short animation on the importance of sound levels in achieving Permitted Development can be found at the dedicated website.

01707 278666 www.ultraquietecodan.co.uk

Affordable homes benefit from acoustic floor



Profloor Levelling System from the **A. Proctor Group** has once again been specified to enable a level finished floor to be installed on uneven concrete floors. The Lincoln Court development consists of 22 new affordable homes available.

Developed to allow a level finished floor to be installed on a cambered, stepped, or uneven sub-floor, Profloor Levelling System is typically used to take out the irregularities in mortar screeded floors. The floor is levelled by inserting packers in each levelling base to adjust the level of the timber battens, and create a level finished floor with no need for wet trades in the process.

01250 872261 www.proctorgroup.com

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