

# INSIGHT

The News Magazine From Sapphire



2020  
Q4

What can we  
expect in 2021?  
Page 22

Record breaking balcony  
install at Abbey Road

Read more on page 14





## Editor's Overview

### Editor

Hello I'm Mary, I'd love to hear your ideas for future content, or questions you would like our experts to answer in future issues. You can email me at [mary.mccollum@sapphire.eu.com](mailto:mary.mccollum@sapphire.eu.com)

This past year has been tumultuous and eye-opening to many in the industry. The pandemic sent shock waves across construction as our work shifted dramatically to accommodate for social distancing and working from home. In many ways these challenges have also

been a catalyst for change, forcing us to embrace new technologies and approaches to our work and accelerating adoption of modern methods of construction.

We've seen greater use of digital tools, new solutions to hazards on site and a resilient determination to

meet the needs of the day. In this edition of Insight Magazine, we'll be looking at the developments of the year which are set to have lasting effects. We'll explore the changes to part L and F (p.18), the conclusions of the Building Better Building Beautiful Commission (p.21) and the ways construction has changed in 2020 (p.9).

We'll also be looking at what to expect from the year ahead, from new innovations (p.12) to Brexit (p.22) as we enter 2021.

*Mary McCollum*

Mary McCollum

## Events



### Hindsight

**Fire & the Golden Thread**  
**12th November 2020**

**Building into 2021 & Learning from 2020**  
**10th December 2020**



### Foresight

**Unlocking Construction's Efficiency**  
**3rd February 2021**

The impact technology, modern construction methods and the digital transformation have had on this industry during the past year, will be acknowledged for years to come. At this virtual focus

group we will be speaking to industry professionals on how we can address the inefficiencies in construction by unlocking the barriers and embracing new techniques.

**Bridging the gap between design and build**  
**10th March 2021**

There's often a gap between those designing a building and those building it, often due to a

lack of clear communication and traceability. Collaboration with the supply chain is just one way of bridging this gap, but what stands in the way?

At this event we hope to address some of the key issues that occur because of this void and understand how the industry can overcome them by speaking with some of the leading voices in the built environment.

Open CPDs the First Tuesday of every month. Book at [www.resi.build](http://www.resi.build)

## Industry Insight

Over **£250,000** raised for charity in 2020

**42** Glide-On™ balconies installed in one day!

We've produced more than **3,400** balconies in 2020. That's more than 12 a day

We delivered more than **3,000** balconies to sites across the UK



*Nick Haughton*  
Nick Haughton

### Technical Advice

Hello I'm Nick, I keep up to date with latest industry changes and regulations, to guide clients with technical design at early design stages of projects, email me at [nick.haughton@sapphire.eu.com](mailto:nick.haughton@sapphire.eu.com)

While 2020 was a tricky year, it also included some 'wow' moments at Sapphire.

We led some great Resibuild events this year, from The Shard in London to Auckland to a slew of virtual events attended by more than 1,000 people. We heard from a range of industry experts on a variety of topics this year, bringing the solutions industry professionals need to world class venues and the comfort of their homes.

2020 was a great year for installing Glide-On™ balconies on some exceptional projects across the UK. We installed 216 balconies on Wembley's Eastlands in the height of lockdown despite restrictions on site.

Then, towards the end of the year, we smashed our balcony install record twice! In November Sapphire Accredited installers Dantaag hit a new record by installing 36 Glide-On™ balconies in one day.

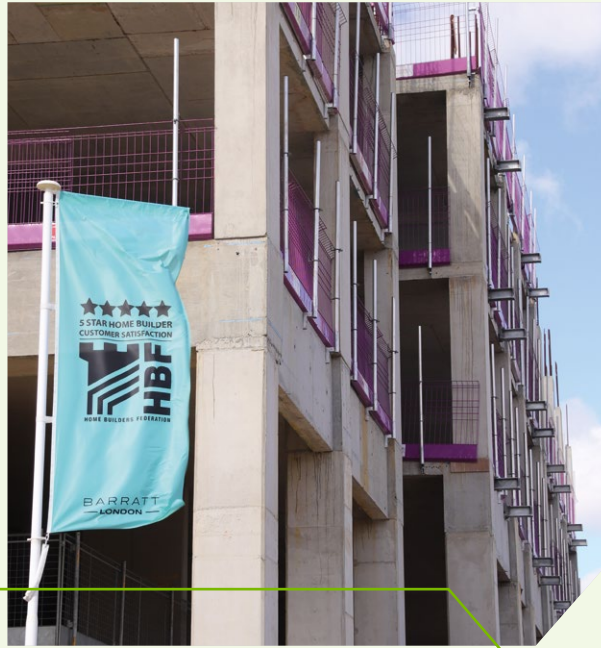
Then, in December they smashed it again hitting 42 balconies installed in a single day at Berkeley's prestigious project, The Green Quarter.

To give back to the community we distributed 100's of free PPE packs to colleagues both on site and at home. In addition we also raised over £250,000 for a host of charities including Lighthouse The Construction Industry Charity, NHS, the MS Society, MIND, RRT and the Feed the Babies Fund South Africa.

Learn more about our 'wow' moments of 2020 here:







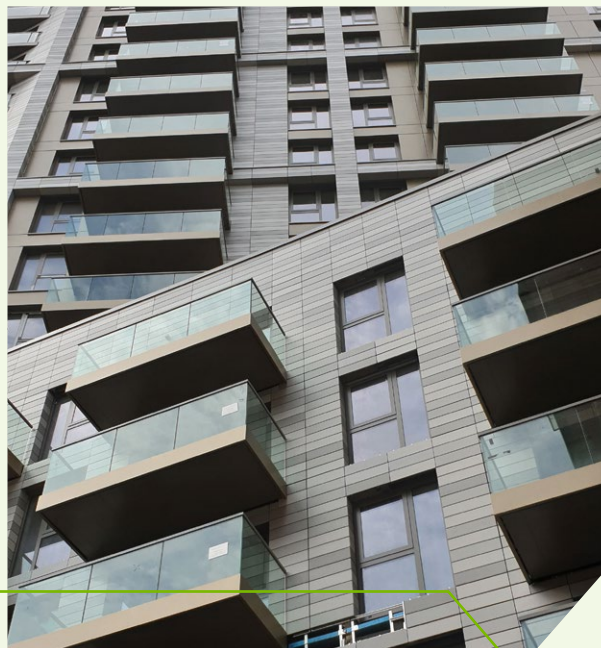
#### Watkins Road

Balconies at Watkins Road will be just a stone's throw away from Wembley Stadium.



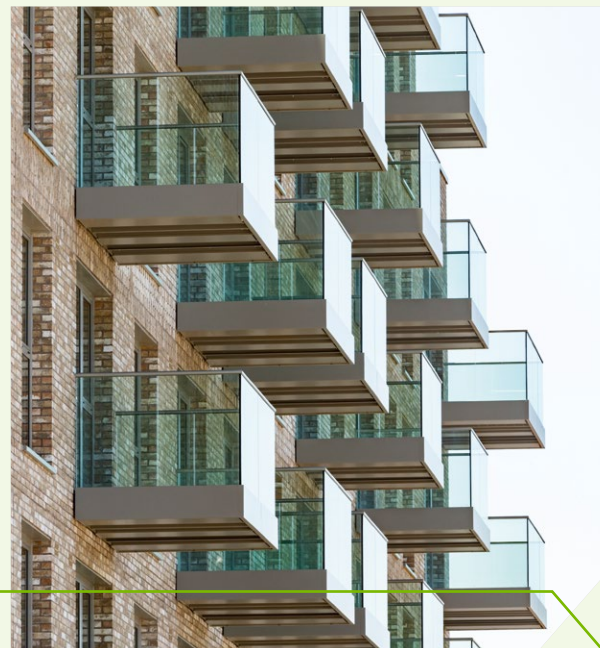
#### Brian Didsbury Centre

Anchors and stubs are ready at Brian Didsbury Centre for Glide-On™ balconies. This project features Glide-On™ inset balconies, a simpler and more cost-effective method than concrete.



#### Dudley House

73 balconies feature laminate glass and golden fascias at Dudley House in Paddington, London.



#### Upton Park

Balconies in the earlier phases of Upton Park, like Block G, excluded soffits before being added to later blocks. Cassette® balconies with soffits discretely manage drainage within the Cassette®.

## A Vision of Post-Pandemic Construction

Unlike many other industries hit by the pandemic, recovery in construction has already started. But the important question remains, what will the 'new normal' look like post-pandemic?

The truth is that the new normal has been with the construction industry for a few years. The problem has been the speed of adoption. The Covid-19 pandemic has forced many construction firms to adopt new

modern methods of construction (MMC) and building information modelling (BIM) sooner than they initially planned.

With a forecasted 30% drop in workforce productivity, the key to meeting the ever-growing demand for high-quality housing is in the adoption of MMC and digital collaborative platforms across the entire industry. Working smarter with the aid of technology will be the theme for some years to come.



## Build Back Better

Back in June, the Prime Minister set out the steps for the 'Build Back Better' strategy to rebuild Britain and fuel economic recovery across the UK. Seizing on an opportunity to use the disruption from the pandemic as a catalyst for positive change,

the UK Government has set out the areas of concerns for the construction industry.

The key focus for the construction industry going into 2021 is to solve the home building crises and tackle the skills crisis, whilst mending the gap in productivity

and connectivity between the regions of the UK. Last, but not least, we need to make sure that future projects and the solutions are in line with meeting our net zero targets.

## Supporting Charities in 2020

At Sapphire we're guided by the principle of Innovation to Prosper the Community which drives us in all we do. We work year-round to uplift the community through volunteering and charitable donations.

2020 was a year of unprecedented need, requiring unprecedented aid. We're pleased to report we raised a total of £250,000 for the Lighthouse Construction Industry Charity, Mind, the MS Society and the Feed the Babies Fund\*.

Thank you to all those who supported our fundraising and we wish you all a prosperous 2021.

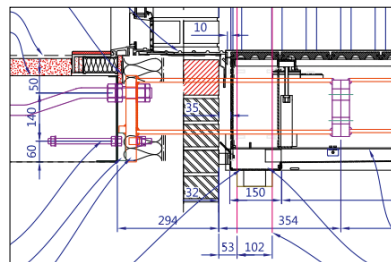




Regulation updates  
for residential construction



Find your solutions  
from the supply chain



Understand trending topics  
with keynote industry voices



Access video insights  
on demand



Join live or book in for  
your practice



Events like today's are key for promoting key issues that are on the industry's agenda.

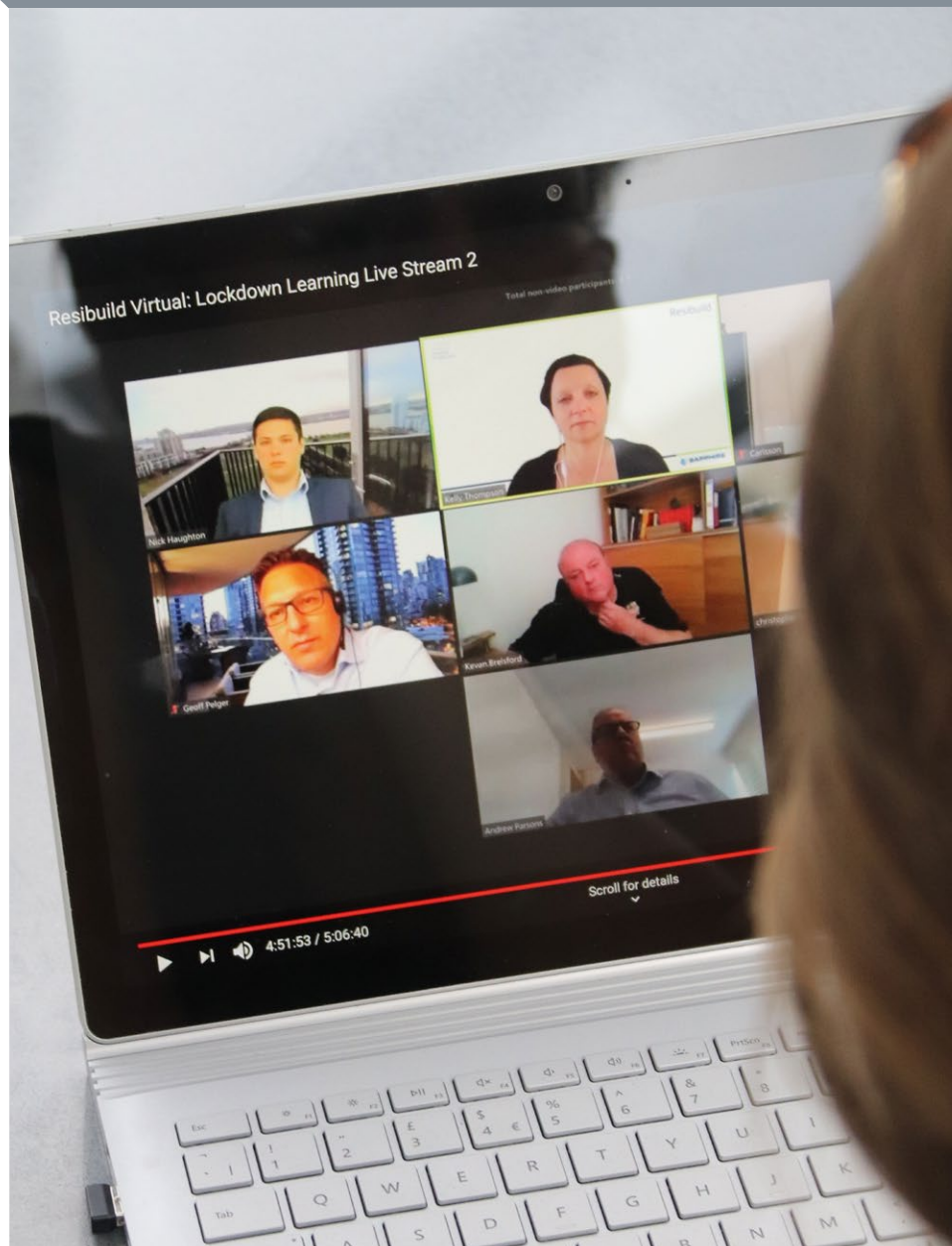
Technical Manager, Barton Willmore Architects

This event was very good, very well organised, very slick.

Technical Manager, Wates

Very insightful event, highly recommended to all

Fire Engineering Officer, Manchester Fire Brigade



Learn more at  
[www.resi.build](http://www.resi.build)

## How BIM is Inspiring Construction at Willmott Dixon

BIM (building information modelling) is a 3D modelling process that enables efficient planning, design and construction of buildings and infrastructure.

Getting the best out of BIM is dependent on people being invested in it. BIM can only function correctly if people who are working with it understand and want to work with it throughout its lifecycle. Addressing fears and misconceptions about BIM is a part of my role at Willmott Dixon. A common thought is that BIM is simply a 3D model, which is not correct. BIM is a process that generates standardised data, one element of which is a 3D model.

BIM facilitates communication throughout the whole process of construction, from early concept stage through to handover to the client and through the operation of an asset. It is underpinned by standard ISO 19650, which outlines the principles on how to manage building information and lays out those requirements in the delivery phase of construction.

An ideal implementation on a project, requires a well-informed and engaged client and end-user, particularly a client who knows how to be specific about what they want. This will clearly define what is needed from all levels of the supply chain at each point in a project. Throughout the process each

supplier can communicate what they can provide and what they are doing and when.

### How BIM works at Willmott Dixon

At Willmott Dixon the use of BIM has been revolutionary. There has been a significant amount of interaction with everyone who works on a project. We have a preferred supplier lists and preferred supply chain, so we can be assured of the best products and warranties.

BIM has allowed Willmott Dixon to further standardize and communicate what we need from a design, health and safety and preliminaries point of view.

We support our Supply Chain throughout a project utilizing BIM processes with collaborative design and training sessions so

that the whole project team can understand what is needed and what the potential issues will be.

### It is worth investing time in how to use BIM in your company

The benefits of BIM may not be as clear and tangible for your company or your client at first but once effectively implemented you will see them. Its transparency can be intimidating at first, as it forces people to collaborate and there are no grey areas with BIM. But enabling transparency, collaboration and trust leads to very little waste of time or money and an efficient delivery of construction.

This article is based on an interview with Andrew Gamblen, Digital Manager at Willmott Dixon.





# Five Smart Innovations of 2020

As the adage goes, necessity is the mother of invention and 2020 has certainly created demands for a number of new solutions. We look back over the year and highlight five Smart Innovations of 2020.

## Safety First - Fire Hero

With the Grenfell Tower Inquiry trending throughout the year, fire safety in high rise developments has been a talking point for much of the industry this year. One innovative product that helps answer the many questions around high rise development fires is Fire Hero.



## Keep Calm and Carry On - Moduvid

Staying on the theme of safety, our second Smart Innovation of 2020 is Moduvid. Designed as a

flexible solution to protect workforces in today's working environment, Moduvid helps solve the problem of social distancing on sites and in workspaces.

Social distancing has remained a key part of the UK's strategy for keeping people safe and preventing the spread of COVID-19. Innovative safety solutions like Moduvid are crucially important in keeping workspaces safe as more of us return to workplaces and the post-COVID-19 recovery continues.

## Bee Safe - Buzz Tag

The primary driving force for most new inventions is problem solving. But how do you solve the biggest workplace problem of 2020? Oxford Safety have developed Buzz Tag – a solution to manage social distancing in busy workplaces such as construction sites and warehouses.

Buzz Tag are rechargeable smart tags that measure the interpersonal distance of wearers and warn them when the minimum safe distance is reached. Buzz Tag can also be used with BuzzHub – a web-based management software that can produce reports that will help improve safe social distancing procedures and implement best practice.

## Safety is No Accident - Non-combustible wood effect decking

Thanks to the innovative minds at MyDek, there is no longer a trade-off between the beauty of wood and the safety of aluminium when it comes to decking. Using advanced processes and materials, MyDek have launched a safe, smart and sustainable non-combustible range.

To create the authentic real wood grain charm and retain the non-combustible, the MyDek team spent over six months testing the range to ensure the wood effect decking meets the Non-combustible requirements of EN13501 standard of Class A2 - s1, d0.

## Anchor Aweigh - Furniture Anchor

Our final Smart Innovation of 2020 is MyDek's furniture anchor. Designed with safety in mind, the discreet device solves the issue with furniture being moved or blown over by high winds at height. Featuring a twist lock and cam clamp action, the anchor can be inserted and removed easily with one hand. Made from recyclable aluminium, the anchor can also be colour coated to match the decking finish.

# How Has Construction Changed in 2020

2020 ushered in a new decade and new challenges for the industry. Early forecasts in 2019 predicted an uptake of technology such as VR and AR, an increased focus on sustainability and the continued adoption of BIM.

Whilst as an industry we knew the disruption Brexit would bring, nothing could have prepared the industry for COVID-19. The Coronavirus outbreak forced many to improvise and adopt new technologies that would have otherwise been put off for a few more years. Innovations in modular construction and MMC allowed the construction firms to continue on projects during a period that had been one of the most challenging in decades.

## Modular Construction and Prefabrication

Prefabrication and modular construction made great strides in 2020 thanks to advances in BIM (Building Information Management). Accurate and detailed design of building components meant that an increasing number of components were manufactured off-site. Modular and prefabricated construction allowed many in the industry to benefit from improved efficiency because the prefabricated components were built in optimal factory conditions and installers did not have to be impacted with limiting factors on-site, such as social distancing.

**"The Coronavirus outbreak forced many to improvise and adopt new technologies that would have otherwise been put off for a few more years."**

## Building Information Management

Building Information Modelling (BIM) can be seen as one of the cornerstones of the 'digital revolution' of the built environment sector in 2020. BIM allowed for more precision in the construction process and supported the exchange of important project information among stakeholders working remotely due to Covid-19. Furthermore, adoption for many firms in 2020 made construction projects more productive and cost-effective.

## Safety

The construction industry often experiences numerous changes due to advancements in technology. These advancements have the potential to not only increase productivity but to enhance safety. An increased



number of safety incidents were prevented with real-time project information, tech-aided safety gear and streamlined workflows provided through cloud-based software and data analytics that can spot safety issues and better plan ahead to thwart them.

In an industry historically reluctant to change, we have seen a shift in common practices towards more modern solutions. Will this trend continue into 2021 and beyond and if so, what will UK construction look like in 2030?



# Sapphire's Precision Proves Invaluable at Southbank Place

A lack of on-site space and tight tolerances are all in a day's work for Sapphire's Rigid.Ready.Right. Brand Promise.

Positioned on the banks of the Thames and the former site of the Festival of Britain, Southbank Place is a mixed-use scheme overlooking London's picturesque and culturally important South Bank. Home to the London Eye, The Southbank Centre, National Theatre and BFI Film Theatre, South Bank is every bit dense as it is entertaining.

Southbank Place is a development by Braeburn Estates, the Canary Wharf Group and Qatari firm Diar Real Estate Investment Company. Viewed as some of the most desirable real estate in the city, the development incorporates public space, retail, and apartments with some of the most spectacular views of London.

One of the latest additions to Southbank Place are towers 4A and 4B, which add more residential units to the sprawling site.

One of the key challenges for this project was Southbank Place location. Whilst the banks of the River Thames offers residents fantastic evening views, the proximity to some of London's most iconic landmarks and a lack of on-site space can create nightmare scenarios when it comes to installing balconies.

Additionally, each tower features a unitised façade. Every aspect of the façade is pre-fabricated, including fixings and opening vents. The building envelope is manufactured offsite in one complete piece, which saves time and space when installing onsite.

This in turn means that the specification for the balconies and arms had to be very precise to interface successfully with the façade's pre-fitted stubs. As such large, complex pieces are fabricated by an external partner, tolerances are tight and stakes are high.

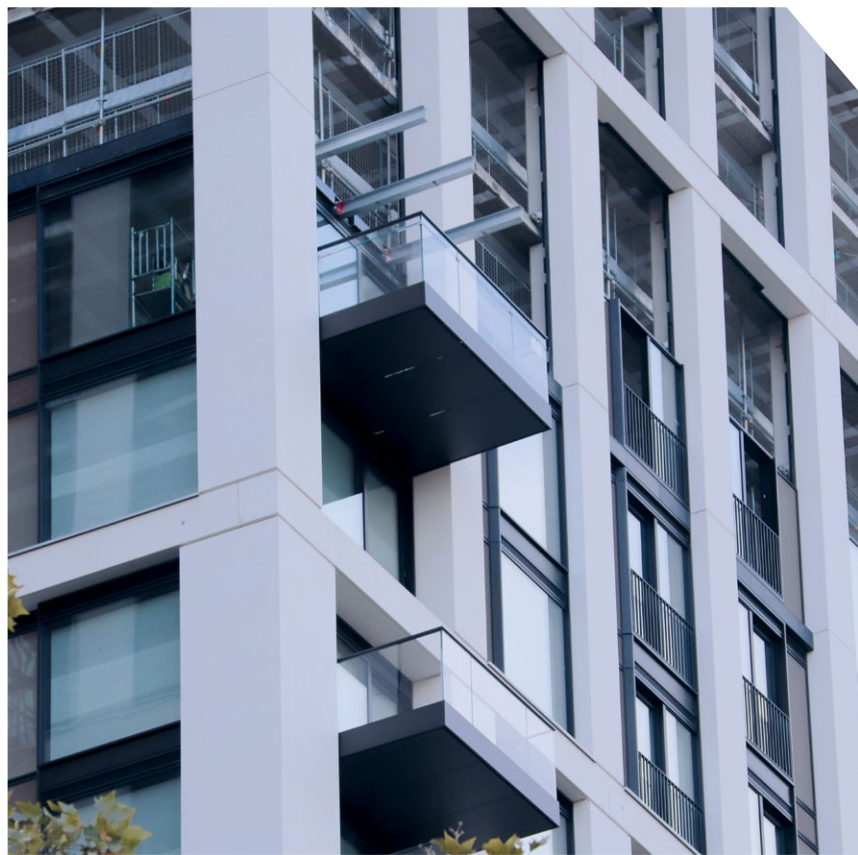
Sapphire's Glide-On™ balconies have a higher tolerance than traditional bolt-on designs, which is essential when working with unitised façades. Furthermore, due to the slab size and unitised connection, bespoke anchors were specially designed and cast for the development.



Equally, the balcony arms were designed in one piece to fit precisely into the unitised façade and we supplied bespoke balustrades on the modular balconies to meet the client's exacting requirements.

In line with the project's offsite production model, the balconies were manufactured offsite and lifted in floor by floor and secured in place as the rest of the building envelope was completed. This was done directly from the lorry onto the arms, effectively negotiating the building's riverside location and the site's limited space.

Our promise of achieving what clients care about is one of the cornerstones of our business. When a project or site demands the best of our products and our teams, we guarantee a



three-fold promise that every balcony we produce will be Rigid, Ready and Right.

The end result was an elegant and easily to a stunning development. Complete with glass sides and bespoke railings, these rigid balconies make the most out of the towers' sweeping views of the Thames, Houses of Parliament, the City of Westminster, and beyond. ■

## Key Stats

Architect:	<b>Squire and Partners</b>
Contractor:	<b>Permasteelisa</b>
Balconies:	<b>128 Cassettes®</b>
Storeys:	<b>30</b>
Location:	<b>Lambeth, London</b>



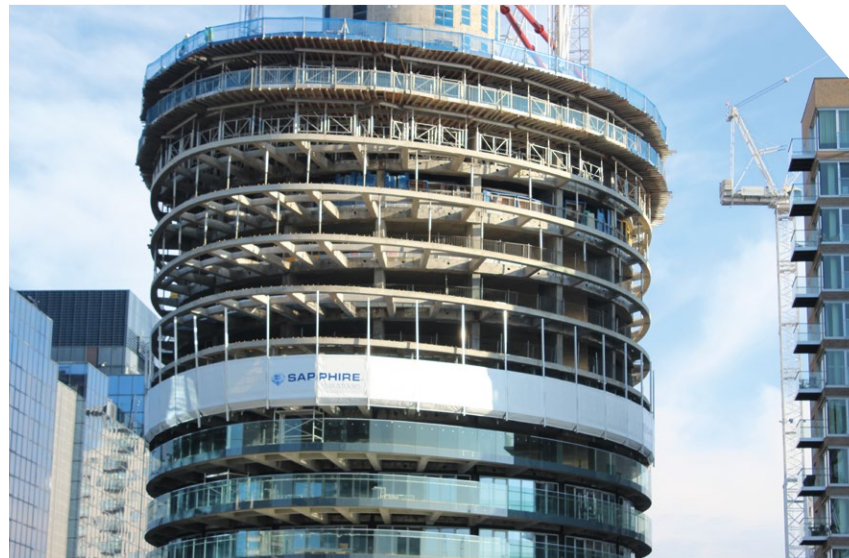
# Ask The Expert

As the construction industry continues to adapt to the full impact of COVID-19, many are looking to technological innovation to solve the raft of challenges that await the construction industry in 2021. We spoke with group MD Tristan Parsons to get his thoughts on what to expect in the coming year.



**Tristan Parsons**

Tristan has been with the group since 1999 and as Managing Director is at the forefront of our mission of innovation to prosper the community. His vast knowledge of innovation comes as a result of his extensive experience acquired over the past 20 years.



**Q: Looking beyond COVID-19 and Brexit, innovation will be crucial to the construction industry. What will help drive this innovation?**

**A:** There is always scope for innovation. However, it requires a lot of persistence, with many of us there is a kind of natural gravitational pull - we show interest in new ways of doing things but when it comes to the crunch find it easier to settle back into what we have done before.

To drive change and progress there needs to be a regular time for review, take a step back from the whirlwind and reflect back over what has happened, identify what could have been done differently, then have the courage to step outside the well-trodden path and try a different approach.

Preparedness to fail along the way is important, setbacks are inevitable on the road to lasting improvement.

**Q: What innovations do you believe will have the biggest impact on construction in 2021?**

**A:** From our perspective as a specialist designer and supplier, we see three key areas of innovation that can have a large positive impact.

1. Early engagement based on a foundation of high levels of mutual trust – there is a lot of inefficiency and waste that can be eliminated
2. Mass customisation – through a combination of standard detailing along with a range of choices, aesthetic variation can be achieved without needing to reinvent things, reducing risk and waste
3. Automation – as tasks and details are standardised there arises more scope to automate those tasks, both with software and machinery, especially with increasing use of off-site solutions and components.

**Q: Forecasts are suggesting that demand for modular construction will grow in 2021. What benefits do you believe are driving the growing trend for modular construction?**

**A:** Underlying this trend is the need to increase productivity and learn from other industries that are years ahead in use of automated software and machinery.

By taking discrete elements of work off-site there is the possibility to tap into this expertise from other sectors. The companies pioneering in the modular space deserve credit for taking on this huge challenge and overcoming the many obstacles.





# Record-Breaking Balcony Install at Abbey Road

Sapphire Balconies working alongside Accredited Installers Dantaag have ended the year on a high by surpassing the previous recording of 34 balconies installed in one day. With a small team of experienced installers, the amazing feat of 36 installed balconies in a single day was achieved at Abbey Road, Barking Wharf.

With the previous record of 34 balconies in one day standing for over a year, it is important to understand that there were three important factors that contributed to this amazing achievement.

## Planning

In order to better understand a project and integrate our innovative Cassette® Glide-On™ balconies seamlessly into any building, we believe it is essential to be involved in the project pathway as early as possible. Detailed planning is required to deliver recording breaking installations. Sapphire has developed many unique pieces of equipment to make installing balconies on site faster, more efficient and, most importantly, safer for installation teams.

## Product Design

The second part of a speedy balcony installation is a rigid connection back to the building. The balcony anchors and connection back to the building, whilst unseen, is structurally the most important element. Our anchors, stubs and arms are over-engineered to ensure we

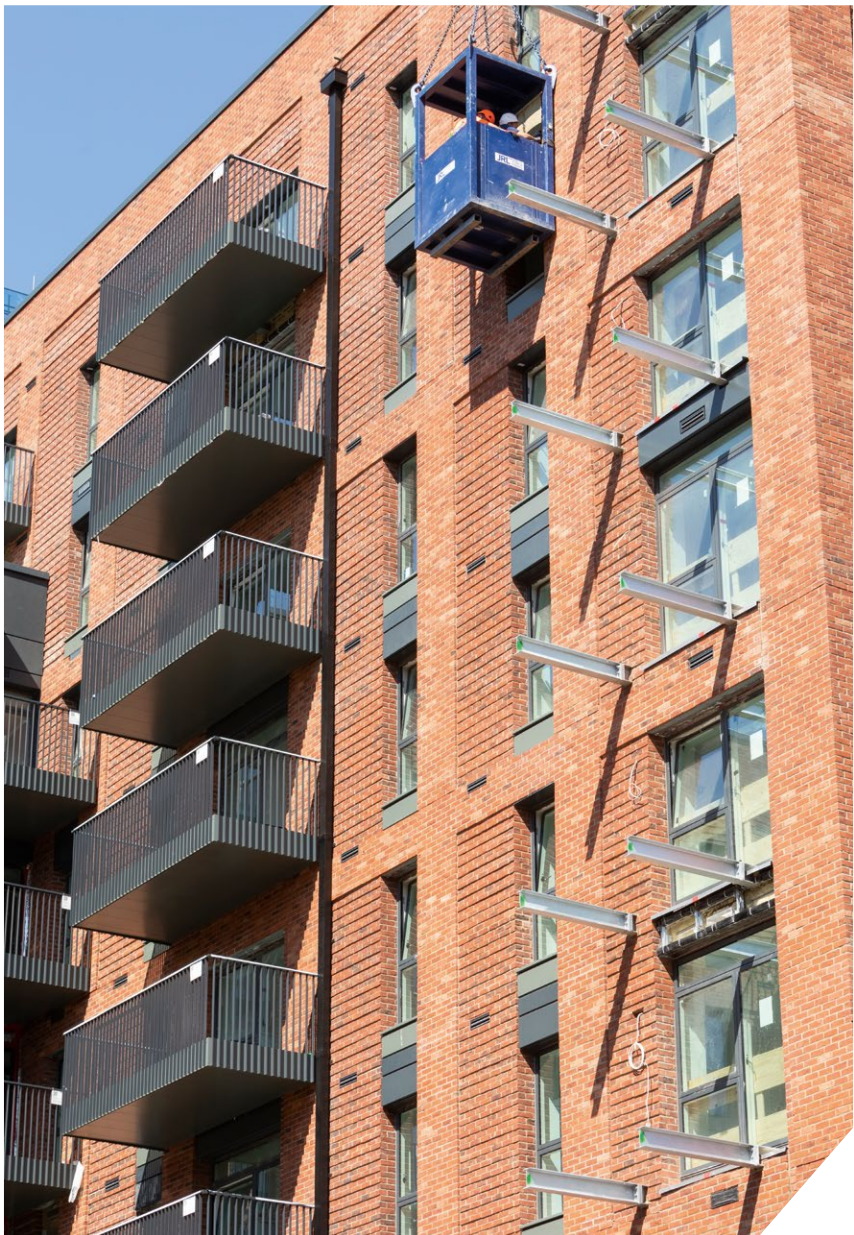
achieve an exceptionally rigid balcony every time. The balcony Cassette® prefinished with decking, soffits, balustrades and fascias are delivered pre-finished ready to Glide-On™.

## Promises

The Sapphire Brand Promise has always gone way beyond any contractual obligations. By ensuring every balcony using Sapphire anchors will be Rigid all ensuring. Our promise that every balcony will be fully Ready for delivery before the agreed date ensures there are no delays. Each step is subjected to a series of individual quality checks to ensure that the balcony meets the required standard and is delivered Right.

To break a record like one is a real team effort, across a number of different parties. Offsite manufacture and storage allows the balconies

to be delivered to site without the constraints of onsite labour. Record-breaking success relies on the efficiency of the loading team, the haulage company and the install team, as well as the buy-in from our client.



“To break a record like this is a real team effort, across a number of different parties. Success relies on the efficiency of the loading team, the haulage company and the install team, as well as the buy-in from our client. In this instance everything ran perfectly – thank you to all those involved.”

James Starkey  
Logistics Manager - Sapphire Balconies

“Setting records is good but not the reason why we do what we do. Being the best is what drives us. You can only become the best at what you do by continually assessing your processes and improving them. What we have found, in both our balcony installation & window installation workstreams, is that by doing this, particularly in respect to safety & quality, we have become more efficient at producing a very high-quality end product.”

Brian Hooper  
Managing Director - Dantaag Ltd

## Key Stats

- Architect: **Broadway Malayan Architects**
- Client: **EcoWorld**
- Contractor: **JRL**
- Balconies: **327 Cassettes®**
- Location: **Barking, London**





# Educating the Industry in Q4

In the final quarter of 2020 we continued our virtual event series with Resibuild livestreamed to industry professionals across the country. We looked at the Golden Thread and its significance in reducing residential fire risk in November. In December we took a look back at the learnings from 2020 and how they can be applied to build into 2021.

Unlock the recordings of all past events and sign up to attend those upcoming for free at [www.resi.build](http://www.resi.build).

## Reducing Fire Risk & The Golden Thread

12th November

The 'Golden Thread' is a term used for an up-to-date live record of data used on a project. It is a concept identified in the Hackitt Report as being particularly important in residential construction and significant in the reduction of fire risk.

At this event we discussed the gap between designers, those on site and those who maintain the building once it's finished. We also discussed how this gap can be bridged through the use of the 'Golden Thread' of information and how digital tools can help.

**Keynote speakers were;**

Vicki Reynolds, Head of Digital from i3PT

**Subject: The industry's capability and capacity to deliver and retain a "Golden Thread" of information**

Paul Unsworth, Operations Manager from Safety Fire & Rescue Solutions  
**Subject: The role BIM plays in the Golden Thread**

Tim Hill, Innovation Team Leader at Sapphire Balconies  
**Subject: Developing products in line with the Golden Thread**

## Building into 2021 and Learning from 2020

10th December

We capped off the year by briefly looking back at 2020, the lessons learnt and the ways the industry adapted to the challenges of the pandemic. From there we looked ahead to 2021 and industry leaders shared their insights on what to expect for the year ahead.

**Keynote speakers were;**

Kieran Walker, Technical Director at the Home Builders Federation

**Subject: Improving standards in the home building industry**



Andrew Parsons, Technical Director at Sapphire Balconies  
**Subject: 2020 regulation changes and how they will effect 2021**

Tony Ball, Managing Director from C3 Alliance  
**Subject: The importance of supply chain collaboration**

Warren Parsons, Preconstruction Director and Nick Haughton, Head of Marketing UK & Global at Sapphire Balconies  
**Subject: An Introduction to COACH**

9   
events planned for 2021

11   
events in 2020

56   
video interviews  
available on demand

62   
speakers

Over   
1.3K  
event attendees  
in 2020

## Join us at an upcoming livestream event

### Unlocking Construction's Efficiency 3rd February

The impact technology, modern construction methods and the digital transformation have had on this industry during the past year, will be acknowledged for years to come. At this virtual focus group we will be speaking to industry professionals on how we can address the inefficiencies in construction by unlocking the barriers and embracing new techniques.

### Bridging the Gap Between Design and Build 10th March

There's often a gap between those designing a building and those building it, often due to a lack of clear communication and traceability. Collaboration with the supply chain is just one way of bridging this gap, but what stands in the way?

At this event we hope to address some of the key issues that occur because of this void and understand how the industry can overcome them oration by speaking with some of the leading voices in the built environment.

Open CPDs the first Tuesday of every month [www.resi.build](http://www.resi.build)



# The Future Homes Standard: Changes to Part L and Part F

To address climate change, the UK Government has set out to achieve an 80% reduction in greenhouse emissions by 2050. It is estimated that 25% of carbon emissions come from homes and a further 17% from non-domestic buildings, so a decision was made to improve energy efficiency in every household.

In late 2019, the Government consulted on its proposed Future Homes Standard for England. This included revisions to Part L of the building regulations on the conservation of fuel and power and revisions to Part F of the building regulations on ventilation, as applied to newly-built homes.

The government has committed to introducing the 2025 Future Homes Standard, with the expectation that the average home "will have 75-80% less carbon emissions than one built to current energy efficiency requirements."

The changes to Part F and Part L of the Building Regulations came into effect in October this year and have been greeted with a mixed response from the industry.

Whilst most of the industry are committed to the ambitious environmental goals set by the Government, others are concerned the goal is not a net zero carbon target and that the advancement of technology needed to reach the goals will not be adopted fast enough.

The Architects Climate Action Network have argued that the changes don't go far enough and won't put the industry on the right path for meeting the challenges of the climate crisis.

Others meanwhile have argued that this is a necessary step to address construction's carbon footprint, which contributes around 40% of the UK's total.

The environment we are facing today means that the way we see homes, and the role they play in our everyday lives, is forever changing. One key change we've seen this year is that they will need to be more efficient as more people work from home more often, long after the pandemic has passed.



**You'll be blown away with the simplicity of our new furniture anchor...**

...but your balcony furniture will remain unmoved.

MyDek's new furniture anchor is designed to work with our range of aluminium decking boards. Made from recyclable aluminium, the anchor provides an elegant and simple solution to the age-old challenge of high winds at height risking furniture to become dislodged.

- Discreet and low profile
- Made from aluminium
- Can be coated to colour match decking
- Easily repositioned
- Compatible with all MyDek decking profiles
- Tool-free installation.

**Safe. Smart. Sustainable**



The clip can be easily repositioned and folds down when not being used

Contact our [sales team](#) for further information.

**MYDEK®**  
Non-combustible decking systems

T: +44 (0)3300 94 94 11  
E: [sales@mydek.com](mailto:sales@mydek.com)  
[www.mydek.com](http://www.mydek.com)







## “There is no Standard but the Steel Build Standard”

Design, fabrication and installation of:

**Structural steelwork**  
**Architectural metalwork**  
**Glazed balustrades**  
**Balconies**

I found Steel Build one of the most helpful and knowledgeable contractors on site.

The supervisors were courteous and felt as part of the team. When the programme had to be hit they pulled out all the stops. I would not hesitate to use the company again.

Job: ALTO  
John Connell  
Wates

All of the Steel Build team have been very professional.

Any issues have been dealt with, no problems and straight away.

I will look forward to working with Steel Build on future projects. One of the most professional contractors I have ever worked with.

Job: Carnarvan Road  
Stuart Bennett  
Hollybrook

What you hope for with a specialist sub-contractor is that they take ownership of their element of your works and complete them without any negative effect on the rest of your package.

I experienced a willingness to be part of the larger site team, which enabled us to provide a seamless installation to our client.

Job: Wates NW06  
Steve Harris  
OCL Facades



ISO 9001:2015



[www.steelbuildltd.com](http://www.steelbuildltd.com)

T: 01234 376990 E: [info@steelbuildltd.com](mailto:info@steelbuildltd.com)

Unit 1 Bryher Farm, Colesdon Road, Duck's Cross, Bedford MK44 2QW

# An update to the Building Better, Building Beautiful Commission

Launched in November 2018 the Building Better, Building Beautiful Commission was an independent body aiming to advise the government on how to “ensure new housing developments meet the needs and expectations of communities”. The government felt that such guidance would help ensure new developments were welcomed rather than resisted.

As a part of this mission to improve housebuilding Kit Malthouse called for a “golden period of housebuilding” and cautioned that “there’s going to be no part of the country untouched by construction”. As a result, it is important to consider the beauty and aesthetic impact of this extensive development on neighbourhoods and communities.

Two years on from the commission’s launch, what recommendations were made?

## “promote the stewardship of the environment for future generations”

The commission’s final report, *Living with Beauty*, proposes 3 main changes to the planning system. Firstly, to require beauty as part of the planning permission. Second, to refuse planning permission to ugly buildings. Third, to promote the stewardship of the environment for future generations.

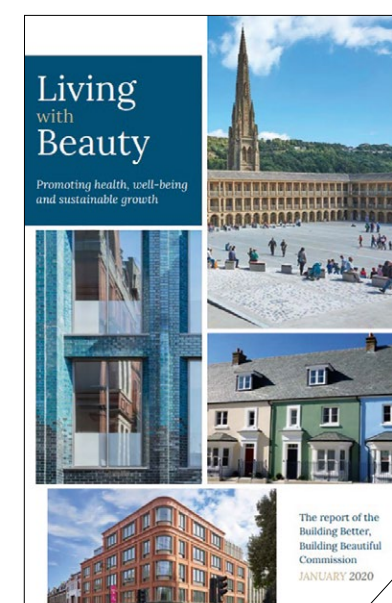
Each of these three points is then broken down into more actionable points with elements like expanding education and promoting the democratisation of planning procedures.

The report encourages the government and local councils to “say no to ugliness” and to democratise the process by

involving local communities as early as possible. Mixed use developments are highlighted as a way to reduce the prevalence and dependency on cars and pursue car-free high streets.

The development of brownfield sites and regeneration of out-of-use buildings are both offered as opportunities for beauty in addition to the environmental benefits.

Predictably, the importance of beauty and thoughtfulness in design is consistent throughout, with examples of success and failure to illustrate the point. Interim chairman Nicholas Boys Smith said “Beauty should not be just a property of the old buildings or protected landscapes but something we expect from new buildings, places and settlements,” continuing, “we need to deliver beauty for everyone, not just the wealthy”.



Access the full report at  
[www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission](http://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission)



# What's to Come in 2021

If there were three things to take from 2020, the first would be that the construction industry and housing market are more resilient than we ever thought. The second is forecasts are just forecasts and last but not least, adaptability is the key to 2021.

## More Sales

More than 100,000 additional house sales are expected during the first three months of 2021, as the rebound in the property market continues and buyers rush to complete their purchases before the end of the stamp duty holiday on March 31st.

## More Demand

While uncertainties remain for 2021, the UK property market will continue to show its strength. In the wake of Covid-19, more people are prioritising their housing needs with better views and outdoor space/larger balconies moving up personal check lists.

## More Mortgage Deals

One of the more serious consequences of the pandemic and the adjacent property boom has been the withdrawal of the vast majority of high-LTV mortgages deals from the market. First time buyers in 2020 suddenly found themselves having to move from 5% mortgages to 15% mortgages. 2021 will see the return of low-deposit mortgages for first time buyers and those utilising loan schemes such as Help to Buy.

## More Affordable Homes

In many areas across the country, the need to address the affordable homes shortage will be met by central and local government initiatives. The Mayor of London, Sadiq Khan, has outlined his plans for a new generation of social housing for Londoners. Sadiq's new £4 billion Affordable Homes Programme for 2021-26 will build new safe, green, well-designed social housing.

Many homebuilders are looking at 2021 optimistically buoyed by the anticipation of the COVID-19 vaccine roll-out and increasing buyer confidence. Crucially for the industry, no experts or data are pointing to any kind of crash so in part, 2021 will be a year of adaptability and resilience.



# Introducing COACH

Over the last few years, we have worked closely with architects, designers and building professionals to streamline the design, specifying and purchasing process of balconies. This led to the development of our Visualiser and the launch of our Computer Aided Balcony Specifier (CABS), our balcony configurator that gives accurate and photo-like images of balconies in various colour options, decking choices and privacy designs.

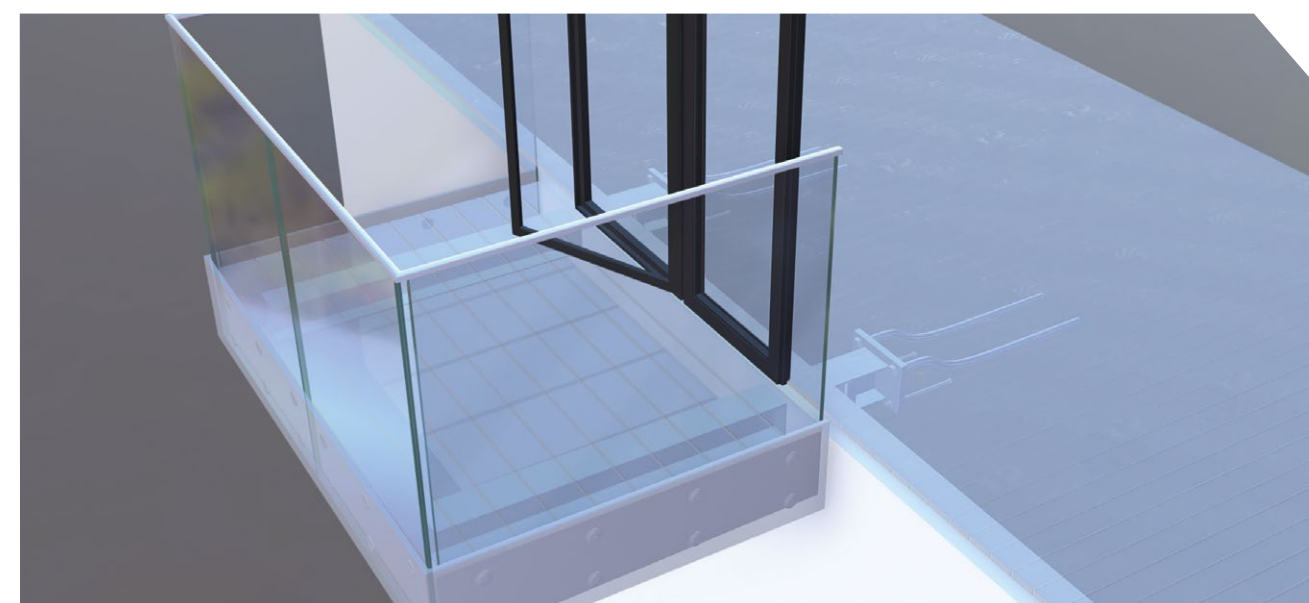
Like all good computer-aided design systems, CABS was updated with new functionality, new options and of course, the odd bug fix. As the Sapphire product range grew and feedback from the architects and designers using CABS was added to the platform's road map, our innovative Development Team behind CABS knew it was clear

that the platform had evolved as they continued to introduce new advancements.

COACH is the latest enhancement to CABS and the complete new suite is live and ready to use from the start of 2021.

COACH will enable computerized pricing for balcony projects, BIM and CAD outputs, streamline the design process

including structural calculations and outputting designs for manufacturing machine processes. This vision for COACH also includes quality control processes throughout the platform, ensuring accurate balcony design and manufacture.



Try COACH at <http://coach.balconies.global/>

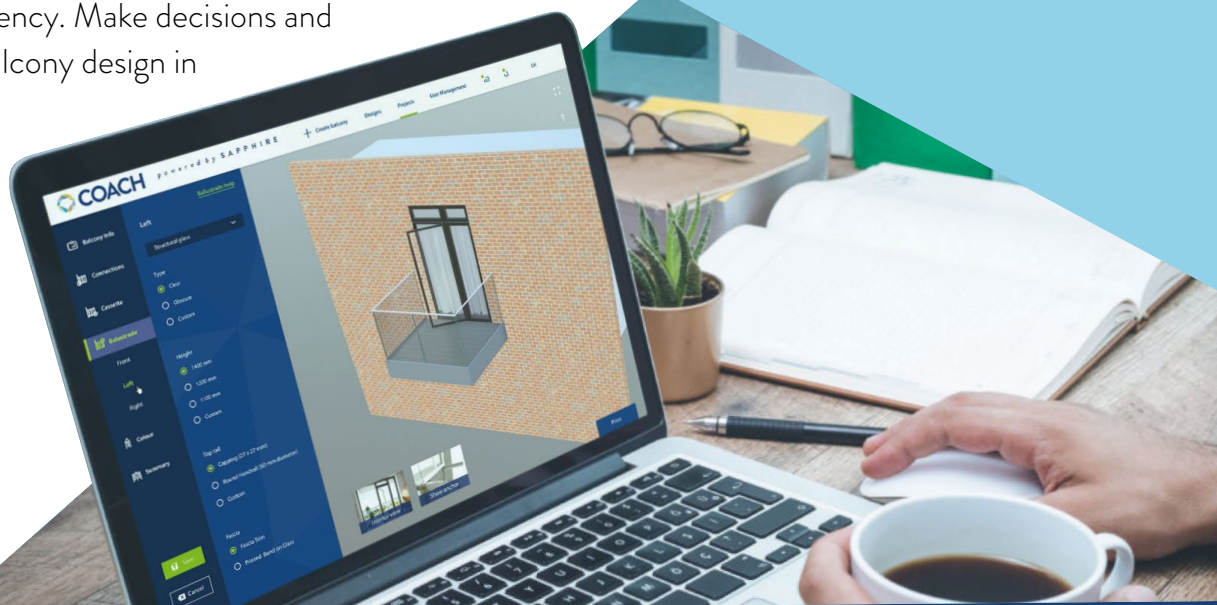


## *Balcony design, specification and pricing made easy.*

COACH is a free online software suite which enables you to design and specify your balconies in minutes.

COACH intuitively guides you through the progress, so that within minutes you can create your balcony specification. Computerised pricing shows the cost of your design, adjusting as you go and giving pricing transparency. Make decisions and value engineer your balcony design in minutes, not weeks.

This is perfect for designers, engineers, developers and consultants.



## THE FUTURE OF BALCONY DESIGN

FASTER • SIMPLER • SMOOTHER

- ✓ Computerised pricing
- ✓ Tender submissions for your balcony design
- ✓ Automatic structural calculations
- ✓ NBS Specification
- ✓ QA for every balcony
- ✓ Automated production drawings
- ✓ Guidance & Considerations
- ✓ Computer created BIM/CAD files
- ✓ Value engineering analysis
- ✓ Standard design library for customers



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