

THE HOME BUILDERS FEDERATION



DRAFT

HBF NATIONAL TECHNICAL & SUSTAINABILITY MEETING NOTES

TUESDAY 30TH JANUARY 2018

10.00AM START

HBF OFFICES

HBF HOUSE, 27 BROADWALL, LONDON, SE1 9PL

PRESENT

Dale Saunders (Chair)	Taylor Wimpey	Oliver Novakovic	Barratt
Darren Dancey	Crest Nicholson	Marc Primaroh	Churchill
Steve Wielebski	WA Consultancy	David Dodge	William Davis
Paul Cribbens	NHBC	Jon Moss	Redrow
Damian O'Hara	Hill	Ian Faulkner	Countryside
Matthew Norris	Croudace		

IN ATTENDANCE

Craig Ferrans	HBF	Ruth Scott	HBF
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APOLOGIES

John Tebbit	Robust details	Stewart Dalgarno	Stewart Milne
Stuart Norton	Redrow	Ray Farrow	TDS
David Marchant	Bellway	Barry Hall	Telford
Steve Evans	NHBC		

1.00 Welcome and Apologies. Action

1.01 DS opened the meeting and welcomed everyone. Apologies were accepted from those listed above.

2.00 Notes on previous meeting including Action Log Update.

2.01 The previous meeting minutes were taken as read and accepted by all.

- 2.02 Item 8.03 – CF reported, following the Openreach Developers forum, from the 1st February, Openreach will reimburse developers a notional value per plot per month where broadband has not been made available and where there is a proven clear and direct failure from Openreach to connect. Developer members are to provide a dongle or Wifi device at their own expense to ensure that the network coverage is not restricted. CF asked members for their feedback as to the associated costs and rebate value.
- Action:** CF to report back to Donna Leeding on the amount of data used/needed and the cost of dongles. **CF**
- Action:** Group to send CF costs and data information; to allow CF to present this evidence to DL. **ALL**
- 2.03 Action Log Ref : 2.2 – Group proposed that the HBF Future Performance of New Homes Group look into other Local Authorities that are imposing higher energy standards similar to that in the GLA requirements including carbon payments.
- 2.04 Action Log Ref : 2.6 – MN reported Wiltshire were requesting Code Level 4.
Action: MN to email CF the details to add into the pool of evidence. **MN**
- 2.05 Action Log Ref : 12.5 – ON noted that they are still progressing and waiting upon the outcome of the trails.
- 3.00 Health and Safety Update.**
- 3.01 CF provided an update of the meeting and highlighted the key points.
Minutes will be distributed to the group once approved by the H&S Chair.
- 3.02 H&S group are working with HSE on developing good work practice when using hop ups & trestles at a maximum low-level height (to be agreed). Part of this work will include a flow chart that will be used to provide guidance and to ensure that each time the system is used, an evaluation of its appropriate use is made.

It has been agreed that the default position when using hop ups and trestles will included a guard/handrail unless the above can be assessed effectively.
- 3.03 RIDDOR data – the group are looking to collect more strategic data with the intent to do more with the information.

DD suggested that the H&S Group looks at the stats of offsite manufacture vs traditional. CF to take this suggestion to the group.
- 3.04 Group are also looking at:
- Appropriate banding to brick & blocks
 - Handling of Roof Trusses – TRA have published guidance.
 - HBF Health and Safety website – This is now up and running.

- Traffic Management – Group are feeding back on the work piece the sub group has now compiled.
- Occupational Health – Group are feeding back on the work piece the sub group has now compiled.
- Lobbying & Engagement – This group is a continuation of consultation to industry to review standards as they are made available and relevant to the sector.
- Contractors Supervision.

4.00 NHBC update including Housing Supply updates and Standards.

4.01 PC provided a copy of the housing supply stats sheet – that latest stats are attached to these meeting minutes for information.

4.02 PC explained NHBC released a press announcement which explained: More than 160,000 new homes were registered to be built in the UK last year, an increase of 6% on 2016, according to NHBC's latest new home statistics.

4.03 The guidance note for spandrel panels becomes effective on new homes after 1st January 2018, the next Technical Extra article will be published soon and there are a series of webinars taking place 22nd February around this. (The 22nd is a provisional date)

4.04 Roof cassettes progress - a technical guidance note is being prepared and will be discussed at the next NHBC Standards Review Meeting. Once the note is published, there will be a leading period to allow for developers to get to grips with it.

The guidance note should be released around March 2018.

4.05 NHBC are looking to update chapter 6.10 - light steel framed walls and floors.

DD suggested that House builder members meet with the Steel Construction Institute (SCI) Working Group, to give them an insight to what House builders are currently doing and their procedures.

PC to suggest and the next NHBC Standards meeting that they pull together a workshop to move the topic forward.

4.06 Building4Tomorrow 2018 seminars are taking place shortly:

Date	Region	Venue
Tuesday 27 February	South West	Taunton Racecourse, Orchard Portman, Taunton, TA3 7BL
Thursday 1 March	Southern	The Oxford Belfry Hotel, Milton Common, Thame, Oxfordshire, OX9 2JW

Tuesday 6 March	North East	York Racecourse, Tadcaster Road, York YO23 1EX
Thursday 8 March	Scotland	Westerwood Hotel, 1 Saint Andrews Drive, Cumbernauld, G68 0EW
Tuesday 13 March	South East	Sandown Racecourse, Sandown Park, Portsmouth Rd, Esher, KT10 9AJ
Thursday 15 March	East	Newmarket Racecourse, Westfield House, The Links, Newmarket, CB8 0TG
Tuesday 20 March	North West	Haydock Racecourse, Newton-le-Willows, Merseyside, WA12 0HQ
Thursday 22 March	West	National Motorcycle Museum, Coventry Road, Bickenhill, Solihull, B92 0EJ
Tuesday 17 April	Northern Ireland	Belfast – Venue to be confirmed
Tuesday 24 April	London	Central Hall Westminster, Storey's Gate, Westminster, London SW1H 9NH

NHBC will provide a summary at the next meeting on the headline figures from the seminars.

- 4.07 CF raised a question around reviewing boiler flow rates. PC noted that the NHBC have reached a provisional agreement however outstanding issues are currently being discussed with boiler manufactures before this can be published.

5.00 NTSC Subgroup Updates.

- 5.01
- Digital Construction Group
 - Waste and Contaminated Land Group
 - District Heating Group
 - Future Performance of New Homes Group
 - Utilities Group
 - Highways Group
 - Water Matters Group

CF provided a brief update of the key items. All minutes for the above group meetings will be circulated to this group, please refer to those minutes for further information.

- 5.02 CF updated the group on the recent Openreach Developer Service Forum.

Openreach Service on Demand payment (SoD) agreement ends in March this year and therefore there will be a consultation carried out starting in February with all HBF Members.

CF noted that it was important that all developer members should get involved with the consultation and provide feedback to the process.

CF reported that Openreach are looking at creating 5 levels of service delivery supporting various levels of rebate:

- Level 1 basic
- Level 2 self-install
- Level 3 plan only
- Level 4 self-build only
- Level 5 self-build & plan

Costs and process for levels 3 and above are being developed but are geared towards providing developers greater control with on-site construction. Further details will be shared as soon as they are made available.

6.00 Buttrussing of Longer Walls - ON

6.01 ON reported that buttrussing of long walls has been the recent focus of the NHBC, as a consequence Barratt homes are looking to develop a new test that reviews buttrussing of walls involving a wall under lateral load of a 12m long and two storeys high to review AD Part A in this regard.

6.02 ON explained to the group that he and key stakeholders are working on this topic and would like to receive support from members and share the associated costs.

6.03 **Action:** ON to form a group to agree what the test should be and asked for member feedback/involvement – See attached proposal. **ON**

7.00 Grenfell Update

7.01 CF attended a steering group and a separate NHBC meeting with Dame Judith Hackett. The report picked out 6 key broad areas for change:

- Ensuring that regulation and guidance is risk-based, proportionate and unambiguous.
- Clarifying roles and responsibilities for ensuring that buildings are safe.
- Improving levels of competence within the industry.
- Improving the process, compliance and enforcement of regulations.
- Creating a clear, quick and effective route for residents' voices to be heard and listened to.
- Improving testing, marketing and quality assurance of products used in construction.

For the next phase of the review, Dame Judith Hackett is developing working groups to develop solutions in the following key areas:

- Design, construction and refurbishment - establishing what industry and regulators need to do to fully embed building safety during the design and construction phase.
- Occupation and maintenance - identifying what building owners, landlords and regulators need to do differently to ensure that building safety is prioritised when a building is occupied and throughout its life cycle.
- Products - determining how the product testing and marketing regime can be improved.
- Competency - establishing how competency requirements for key individuals involved in building and managing complex and high-risk buildings should change.
- Residents' voice - determining the best way for residents to be given a clear, quick and effective statutory route for raising concerns on fire safety.
- Regulation and guidance - resolving whether central Government ownership of technical guidance is the most appropriate model for complex and high-risk buildings.

The final report is due in late Spring 2018.

Action: The slides and papers from the meetings will be shared with this group.

CF

8.00 Any Other Business

8.01 DD: Noted his recent experiences with piling contractors refusing to sign standard terms and conditions to contracts since the Carillion collapse. Balfour Beatty and Rodger Bullivant by way of examples.

8.02 ON: STA and Steel Frame manufacturers around plasterboard fire testing – There is an expectation that the European standards/testing on fire testing will take over UK standards thus being more challenging.

Industry needs to understand what the impact of this may be and other implications moving forward and to keep a watching brief.

8.03 CF noted that that he had been approached by a colleague at Barratt homes who have been working with CIRIA on Net Gain Guidance. ON suggested that a one-page update be provided to inform members of the background of the subject. CF noted that he would also like to add a section in the forthcoming HBF Technical update to share with the wider membership.

Sustainability will be included on the NTSC agenda as and when needed.

9.00 Dates of 2018 Meeting

- 9.01
- Wednesday 16th May 2018
 - Tuesday 25th July 2018
 - Tuesday 6th November 2018