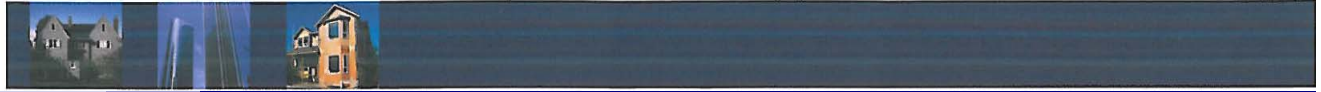


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Government risks 'house building ice age' unless it stands firm - 12/10/2011

House builders warned Government it must stand firm on its planning proposals or risk a 'house building ice age'. Speaking at the Housing Market Intelligence conference HBF executive chairman Stewart Baseley said the 'complete and utter nonsense' of the anti development lobby must be ignored or a generation of people will be denied access to the housing market.

As the consultation into the National Planning and Policy Framework (NPPF) continues, anti-development campaigners have been calling for the final NPPF to delay implementation of the 'presumption in favour of sustainable development' until Local Authorities have a suitable housing plan in place.

But Mr Baseley dismisses the suggestion, pointing out that Local Authorities have had since 2004 to put plans in place yet in all that time less than a third have managed to do so.

Stewart Baseley was reported to have said: "To delay implementing the NPPF until Local Authorities do have a plan in place would leave us in a planning policy vacuum. It will prolong the limbo that has existed since the 2010 General Election with the old system dead but yet to be replaced. The result in too many places would be a continued failure to plan for growth or address the housing crisis in their areas"

Mr Baseley also was reported criticised calls for a 'brownfield first' policy in which previously developed land has to be used for house building ahead of any other.

"A brownfield first policy makes no distinction between derelict, contaminated, regenerated or recreational land and what's more, removes power from local people to decide on the future of their area. The NPPF approach is actually more sensibly focused and flexible and should result in better protection for land valued by a community."

Last year saw just 103,000 homes built in England, the lowest peace time number since 1923, against a need for 250,000; whilst planning permissions for homes that will be built over the coming years have collapsed to around half of where they should be.

The Home Builders Federation (HBF) is the representative body of the home building industry in England and Wales. The HBF's member firms account for some 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national, household names through regionally based businesses to small local companies:
www.hbf.co.uk

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Shapps' Self-Build Plans Can't Come Too Soon After Further Decline In Market - 18/10/2011

Housing Minister Grant Shapps' ambitious self-build target has suffered another setback this quarter as the market declined a further 13.5 per cent year on year. The total number of self-build homes completed in the UK for the year to 30 June 2011 was 12,970, according to the market research report for Q2 2011 from Homebuilding & Renovating magazine.

Despite this, the self-build market still constituted 30 per cent of all new detached housing completions for the quarter and 10 per cent of all new housing completions in the UK.

One of the bright spots for self-builders is the controversial National Planning Policy Framework (NPPF), due to become law in the next few weeks. The changes to the planning system it requires local authorities to observe could make it significantly easier for self-builders to find an individual building plot and to obtain planning permission for schemes that can demonstrate that they are sustainable. With this positive planning change, together with new self-build lenders coming online, the self-build numbers could start to return to levels seen in recent years of around 17,000 new homes.

Michael Holmes, Editor-in-Chief of Homebuilding & Renovating magazine, says: "Grant Shapps' new self-build policies can't come into force soon enough. More needs to be done as the market is currently doing the opposite of what the minister would like to see. If we are to help would be self-builders find land and finance and to get them building, swift action must be implemented immediately."

In the first quarter of 2011, the total number of self-build homes completed in the UK was 13,860, a year-on-year decline of 11.5 per cent and despite Grant Shapps' proclamation of a self-build revolution, this figure has declined rapidly through the second quarter.

Difficulty obtaining mortgage funding is being blamed as a contributory factor. "Since the 'credit crunch' there has been very limited availability of funds for self-builders, with only a few schemes operating, mostly from regional building societies with limited tranches of funds," says Michael Holmes.

"Lending criteria have also been tightened considerably, so self-builders have needed a far larger deposit to purchase a site. Meanwhile those with part or limited proof of income, such as the self-employed, have found it harder to access funds. This has meant that only cash rich self-builders have been able to start building since 2008. Fortunately this is beginning to change with more lenders coming into the market."

Lower asking prices for building plots have yet to lead to more self-build homes being completed. Since January, the asking price of building plots recorded on Plotfinder.net, the national database of self-build plots and renovation opportunities, has decreased by nearly ten per cent. Meanwhile the number of development opportunities listed for sale declined by five per cent between January and June 2011. Plots remain on sale on the plotfinder.net database for an average of 46 days longer in the first quarter and a further 29 days in the second quarter.

Grant Shapps has pledged more public land to be made available to help self-builders and despite the UK's deficit, £4.5bn towards an affordable homes programme to "get Britain building again".

Last-minute delay to RHI launch 'very embarrassing' for DECC

The EC objected to the tariff level for large biomass installations in the scheme, which had been set to get under way at the end of last month.

The DECC has subsequently received state aid approval from the EU, on condition of a reduction in the large biomass tariff.

This means that the regulations of the RHI will have to be amended and resubmitted to Parliament to be approved.

The DECC now hopes to launch the scheme before the end of November, but warns it is unable to go ahead with the launch before everything is in place. - More Delay by government !!



The Big Green Home Show,

Fri 28th - Sun 30th October, is the UK's biggest show for

anyone wishing to make their home more sustainable and eco-friendly; whether it involves retrofitting solar panels in order to generate your own heat, building a new zero-carbon home from scratch, or adding extra insulation to your loft, it's all covered under one roof and for free! Register in advance for free entry at

www.biggreen

homeshow.co.uk

or call **0845 223 4455**.



Air sealing and attention to home energy efficiency

With increasing demands for greener housing and pending building code changes, more attention is being placed on the well-documented fact that air leakage is critical to home energy efficiency

Air-sealing a home to reduce air infiltration has a huge impact on energy efficiency. Air tightness is the by-product of doing building science correctly. When we hold air tightness as a goal, then we know we've built a house the correct way

The key is to follow the 'build it tight, ventilate it right' rule, so you can add and control ventilation, and recover energy

The fact that over the last four years, in the deepest pits of the recession, is when we've made our biggest leaps not only in energy efficiency, but also tremendous progress in green and indoor air quality

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CDB Consulting Engineers celebrating being in business now for over 12 months, with a team of engineers, the main parties who have been working within the building services industry each for over 30 years.

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Other services include fire protection, security systems, voice and data communications technologies, as well as consultations and services that focuses on energy efficiency.

CDB Consultants aim to provide optimal solutions that meet the requirements of the building and the client, recognizing the importance of energy efficiency and cost management

[Government cancels Longannet CCS project](#)

The Government's stuttering carbon capture and storage programme took a nosedive today as Energy Secretary Chris Huhne announced that DECC would no longer proceed with the Longannet project in Scotland. DECC says that the £1 billion purse for CCS research will still be available for other projects

The Government has said the decision, which may dent the UK's low carbon ambition, had to be realistic to ensure taxpayer's money is invested properly. Energy Secretary Chris Huhne was reported to have said: "Despite everyone working extremely hard, we've not been able to reach a satisfactory deal for a project at Longannet at this time, so we've taken the decision to pursue alternative projects."

The CCS consortium comprising of ScottishPower, National Grid and Shell remain confident the work done at Longannet will be put to good use.

At least we might see some monies put back into the Construction sector ? , but this is still an example of a waste of public monies,. Too much too late government attitude ?

**THE CLIENT WILL ALWAYS
COME SECOND
AS
SAFETY
Will always come
FIRST**