

**Newsletter Edition 8**  
**Winter 2016**

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keep me to read at your  
leisure or pass to a friend

**Ploughcroft**<sup>TM</sup>  
*Energy efficient home improvements*

# HOME IS THE HEART OF THE FAMILY



**Give your  
home the love  
it deserves**

**Have a  
warming  
cuppa  
on us.**

# WELCOME TO THE WINTER EDITION 2016 OF THE PLOUGHCROFT NEWSLETTER

During the winter months we spend more time at home so in this issue we wanted to inspire you to make your home the perfect entertaining space for the winter hibernation. Whether the kids are coming back from uni or family are visiting from far away, there are lots of ways you can keep your home comfortable whilst accommodating extra bodies, and save on your energy bills too.

To get you in the mood, snuggle up and enjoy a deliciously wintery tea on us. Enjoy!

With safety and quality at the heart of all we do, Ploughcroft are here to guide you through any type of property development, from page 8 we'll take a look at some burning regulatory issues you really need to be aware of.

Enjoy the issue.

**Chris Hopkins**  
Managing Director

**Ploughcroft**

## A GOOD TIME TO INVEST?

**We always advocate adding value to your home where possible, especially if you are mortgage free or have equity in your property. It can increase the property price, save £'s on energy bills and be a more economical alternative to moving. We've been watching the BREXIT chatter and are pleased to see some positive messages out there about the UK housing market. Here are a few highlights:**

The Royal Institute of Chartered Surveyors expect to see house prices rise 3.3% a year for over the next 5 years.

*"[At the end of August] week on week mortgage enquiries have increased by an average of 55% since the Bank of England cut interest rates to 0.25%".*

We've also seen that Banks are offering some amazingly low remortgage rates for those with equity in their properties, so if there is a home improvement you've been dreaming of, now could be a great time to make enquiries.

## CUPPA LOAD OF THIS!

Before you embark on any kind of home renovation it's important you are aware of the latest regulatory changes that could affect your project. So get the kettle on, settle down and enjoy a comforting cuppa on us. As always, our friendly team are on hand to answer any questions you may have.

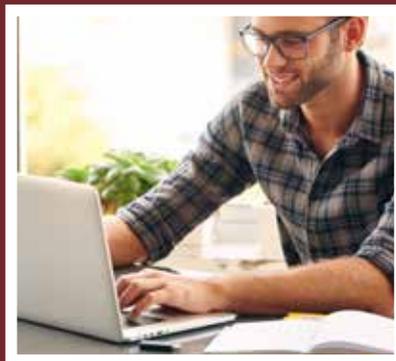




## BRAND NEW ECO OFFICE SPACE TO LET

Over half of our office space is now let. We still have three brand new offices available, ideal for micro businesses ready to make their next move. Perfectly situated between Halifax, Bradford and Brighouse, in the village of Hipperholme, these offices are a great choice for those looking for a cost effective yet comfortable base for their business. And they're eco friendly too.

All-inclusive rents from just £268 per month for a six month term. And even include beverages!



# SENT TO KEEP THE PIECE

The painstakingly intricate project is still ongoing to restore the iconic Piece Hall roof. Watch this space for further updates.

# UP ON THE ROOF



**We've all experienced icy cold and drafty conservatories and the main reason for this is that much of the heat is lost through the roof.**

A homeowner in Halifax contacted us to help with this very issue. Our first priority was to dig an inspection hole to allow the building inspector to check that the foundations were suitable for the new Red Brick Tapco roof slates.



The old and tired existing polycarbonate roof was removed prior to the installation of the new timber ring beam to form a lightweight roof structure.

In true Ploughcroft style we added 125mm of insulation to provide maximum efficiency, along with insulated plasterboard which was skimmed to create a clean finish.

LED lights and two Velux windows were installed to give additional light.

Externally, we added new fascias, soffits and gutters to finish off the refurbishment, along with lead work to the abutment.



The conservatory is now transformed into a modern 'all year round' living space with amazing insulating properties to maximise fuel efficiency and create the perfect space to entertain and relax every day of the year.

**PLOUGHCROFT  
ARE NOW A  
VELUX CERTIFIED  
INSTALLER**

Certified  
Installer  
**VELUX**

# CALL THE EXPERTS

**Ploughcroft are well known as eco-roofers. However, as all round property experts, you can rely on the Ploughcroft team to take on any kind of maintenance and improvement.**

**Balcony system**

– Make the most of a flat roof with a stunning balcony.

**Extension** – Create that big entertaining space or an extra bedroom. It's a lifelong investment.

**Velux and skylights**

– Flood your attic with natural light whilst maintaining a low energy rating.

**Re-roof** – Did you know up to 30% of energy is lost through the roof? Keep that heat in your home and make your re-roof an Eco-Roof.

**Eco loft** - Invest in your property with an eco loft conversion or make a proper storage area in your roof space with high performance insulation.

**Roofline and guttering** – Often the first culprit when a leak springs, we can check, clean and repair.

**Conservatory roof**

– Make a year round useable room with a properly insulated roof on your existing conservatory.

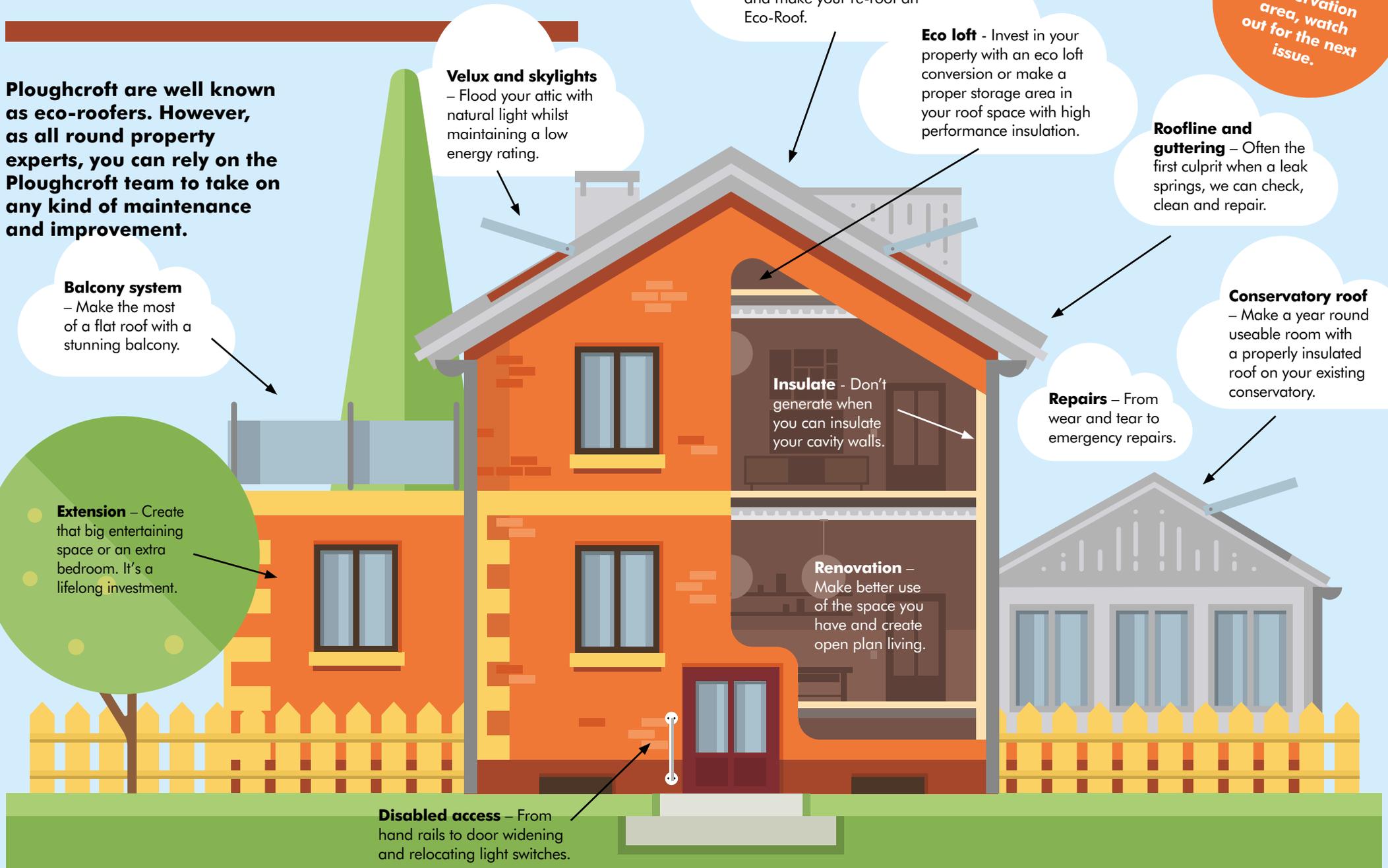
**Repairs** – From wear and tear to emergency repairs.

**Insulate** - Don't generate when you can insulate your cavity walls.

**Renovation** – Make better use of the space you have and create open plan living.

**Disabled access** – From hand rails to door widening and relocating light switches.

*If you have a property in a conservation area, watch out for the next issue.*



# SAFETY & YOU

**When researching building contractors it's important to point out some key information.**

Did you know that from April 2015, you as a homeowner are responsible for health and safety when carrying out construction work? We know that this can come as a surprise to many people so we thought it important to bring you up to speed on the changes and what it means to anyone looking to embark on a construction project.

The new Construction (Design and Management) Regulations 2015 "CDM" health and safety rules changed on 6 April 2015 to ensure that there are adequate safety measures in place to protect homeowners, the public, contractors and their staff, with serious sanctions for breaches of those rules.

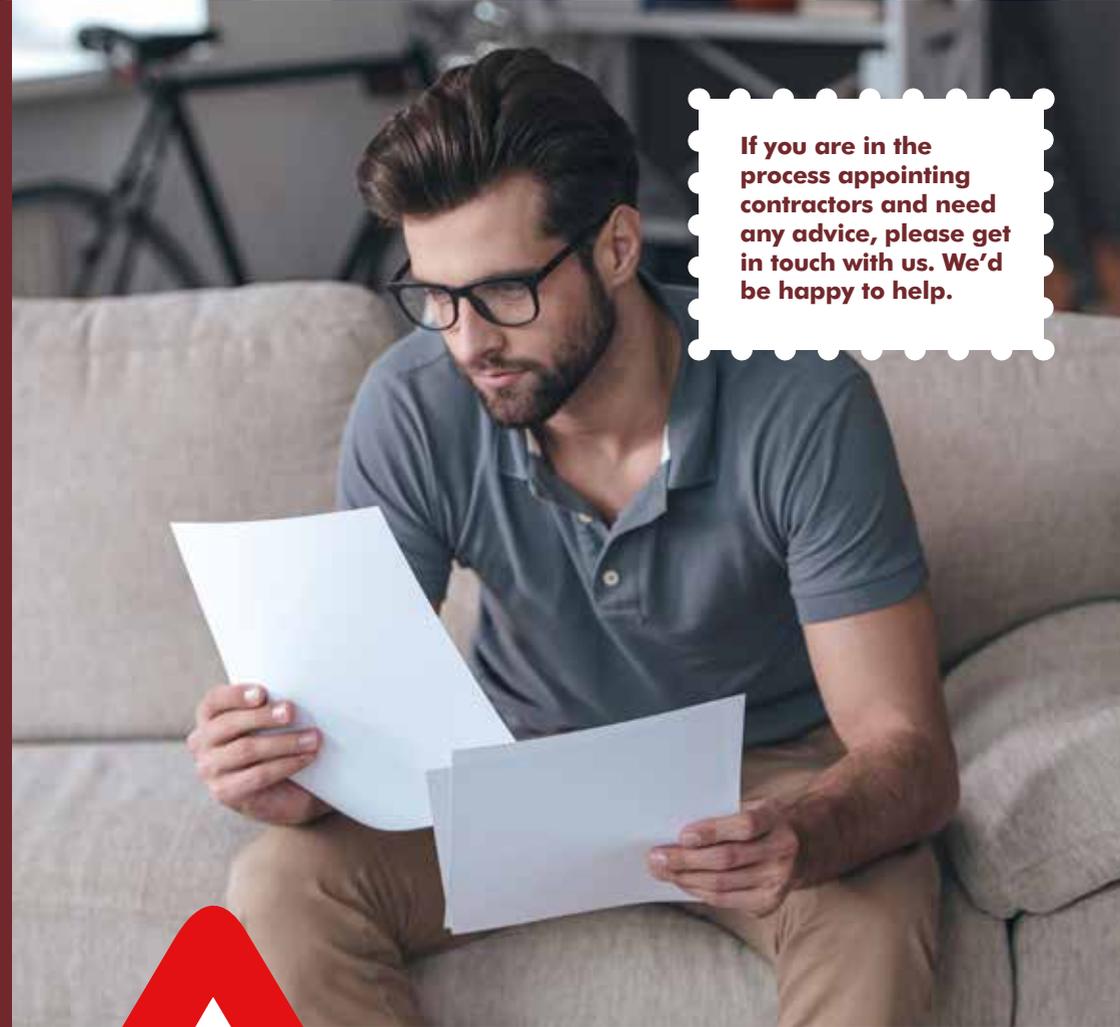
## WHAT THIS MEANS:

- ✓ You as the homeowner are responsible for the health and safety of any construction work carried out on your property throughout the whole project.
- ✓ You must ensure you have a 'construction phase plan'. Your contractor can provide this.
- ✓ There must be a Health and Safety file for the project. Again, your contractor can help with this.
- ✓ Health and safety on the site is NOT the sole responsibility of the contractor.
- ✓ If you do not appoint a 'principal designer' and 'principal contractor' then the homeowner MUST fulfil those rules.
- ✓ Although you are not expected to actively manage or supervise the work yourself, you have a big influence over the way in which work is carried out.

Whatever the size of your project, it is your decision which contractor will carry out the work and how much money, time and resource is available. The decisions you make have an impact on the health, safety and welfare of workers and anyone else on and around the site. Therefore it's important that you choose your contractors wisely.

**DID YOU KNOW? If a worker were to fall because the contractors have not used proper scaffolding then YOU as the homeowner would be liable.**

**If you are in the process appointing contractors and need any advice, please get in touch with us. We'd be happy to help.**



**BE  
AWARE**

**If a quote is coming in particularly cheap it is a warning sign.**

## WE RECOMMEND:

- Get at least three quotes and compare – don't assume that not paying extra for scaffolding is saving you money. Cutting corners put you, as a homeowner, at risk.
- Use 'Which?' Trusted Traders as a minimum standard – visit [www.trustedtraders.which.co.uk](http://www.trustedtraders.which.co.uk) but then do always check what you are paying for and if adequate consideration has been given to health and safety.



## CHANGES TO PART L OF THE BUILDING REGULATIONS



# KEEP TO BE GREEN

**Part L of the Building Regulations is concerned with conservation of fuel and power. The new approved document provides guidance for compliance with the Building Regulations.**

In April 2016, an amended version was issued which updates the minimum standards of energy efficiency. Homeowners should ensure that all new building and renovation work complies with Part L or you could be faced with problems should you wish to sell your home in the future. Make sure you ask any contractors if they comply.

For example, when re-roofing over 50% of a house, Part L1B is triggered which means the

**Visit [www.gov.uk](http://www.gov.uk) and search for 'Building Regulations Part L'.**



## ECO ROOF

Our Eco Roof 'thermal blanket' delivers an insulation upgrade and can be installed without the need to access the loft space, ideal for loft conversions and retrospective insulation as part of a roof refurbishment.

thermal performance must be upgraded to achieve a 'U' value of 0.18W / m2.K. If this all sounds like gobbledegook please do give us a call

# WHAT THE INDUSTRY SAYS...



**As we've mentioned on previous pages, here at Ploughcroft we have a genuine concern about the quality of oversight in the construction industry. And with safety at the heart of all we do, we wanted to share with you extracts from a very respected industry figurehead.**

**Kevin Taylor, Head of Technical Services at the National Federation of Roofing Contractors has expressed his concerns in the 'Roofing, Cladding and Insulation' magazine in terms of the standards of 'policing' of roofing contractors.**

In days gone by we had 'clerks' who would visit every aspect of the job and as Kevin states "as a young roof slater I was terrified [of inspection]; sure that no matter how good my work was, he would find fault".

Until we're in a position where we have better registration of roofers and better trained inspectors unfortunately homeowners will suffer. As a case in point; Kevin had to get involved with a botched job that had gone wrong on a pair of semi detached houses that should have been re-roofed with interlocking tiles, this was not done. Instead "they decided to treat it as a separate roof which despite looking a complete mess due to several examples of poor workmanship, this was passed off by the resident surveyor. The homeowner was very unhappy and led to a long and protracted dispute and a huge amount of time and money wasted in getting the job right".

If you are looking into a roofing contractor please not only check for compliance with Building Regulations, but also that the work is carried out to the BS 5534 standards.

# FANCY £150? READ THIS.

We're so confident that our conservatory roofs are a life changer that we'll give you £150 as a thank you if you recommend a friend, relative or colleague and they have a Ploughcroft conservatory roof installed. All they need to do is give us your name when they call to make an appointment. Share the love and tell the world!



## **Ploughcroft**™ *Energy efficient home improvements*

### GET IN TOUCH:

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**Roofing**



**Heritage Roofing**



**Conservatory roofs**



**Eco Roof**



**Warm flat roofs**

