HOW TO FUTURE PROOF YOUR BUILDING PROJECTS

Current-day technology moves fast. What was up to date last year may soon be obsolete. When it comes to new builds, however, modern-day architects and housebuilders are creating buildings that are built to last. So what are the main principles of building a home that will last?

THINK FLEXIBLY

In the decades before the millennium, the average homeowner moved home roughly four times after their first home purchase, but new research shows us that this number is now below two. Soaring house prices, the cost of living crises and a lack of properties mean more of us are staying put in our homes and choosing to adapt them for growing families and old age rather than move. Thinking ahead will save on expensive renovations in the future: planning for enough bedrooms as children grow into noisy teenagers or for multi-generational living with room for a bathroom on the ground floor, for example.

CHOOSE ENERGY-EFFICIENCY

HOMEOWNERS AND HOUSEBUILDERS ALIKE ARE INCREASINGLY INTERESTED IN ENERGY-EFFICIENT HOMES.

We all need to do our bit to lower the overall use of energy in the UK and steps like good insulation, smarter heating and solar-powered lighting will all make homes more comfortable as well as warmer and also generate lower bills. The ultimate aim is to have a home which uses little or no energy to heat or run. Solar panels, thermal insulation and a heat pump are pricey but housebuilders can charge more for them and will recoup the outlay in lower bills are cheaper than retrofitting in the future.

Dakea's Ultima range is the best choice for an energy-efficient home: it has a triple-pane construction which is the perfect combination of three panes, with pane coating and filled with krypton gas to create improved energy efficiency of the whole window.

SUSTAINABILITY

Homeowners are also looking for houses that have been built sustainably. At Dakea, our eco-credentials are very important to us: we only use the highest-quality wood from sustainable forests that have been certified by the Forest Stewardship Council. Our production facilities are certified to conform to the ISO 14001 Environmental Management System standard - this means that everything we manufacture follows environmental performance requirements. On site, our packaging is recyclable and made with zero plastic while our factory recycles wood waste for central heating and domestic hot water.

SMART TECHNOLOGY

Cutting corners when installing some features in the home can be a false economy – for instance, smart, app-operated heating and lighting saves money as you can control it remotely. Fitting more basic versions can be wasteful when homeowners want to replace them as soon as possible. Be aware that certain technical developments might be state-of-the-art yet investing in something new may not be the best idea if they're not proven and may need replacing within a short time. Are air purifiers or app-controlled smart bulbs, for example, vital? Probably not. Keep it simpler and more basic with high-quality, valued features such as plenty of sockets at varying levels and strong and reliable Wi-Fi that reaches every corner of the house.

When it comes to windows, the **KAQ Secure**, is Dakea's first burglary-resistant roof window which features a whole host of rigorously-tested features designed to deter intruders and its design is as streamlined and modern as you'd expect from a Dakea roof window.

The KAQ Secure roof window boasts extra-secure glazing, extra-long anti-theft screws, reinforced hinges and hard-to-spot locks. It's also been tested in three ways by an external testing and certification company to ensure all the features are effective as can be.

INSTALLATION MATTERS

Homes with windows that leak, cause condensation and overheating will lead to rooms that deteriorate quickly and will need redecorating. A roof window will greatly reduce the risk of condensation in any room, particularly in kitchens and bathrooms. To be even more confident they'll keep a home condensation-free look for these features on your roof window:

Triple glazing – three pane windows have better U-value to reduce heat loss and make it easier to keep the room warm.

Improved insulation design – such as argon gas used between panes will keep the room warmer and cut the risk of condensation.

Correct installation and use of the flashing is essential as a poorly-installed window will lead to a build-up of condensation or leakage around the frame.

Try Dakea's Better Energy PVC roof window range, which encompasses all the above features and is ideal in preventing condensation.

PVC frames – in contrast to wooden frames, PVC offers much better resistance to mould which can develop in moisture-rich environments.

FOR MORE ADVICE ABOUT DAKEA'S RANGE OF ROOF WINDOWS CALL DAKEA ON 020 3970 5080.