

# TIMBER FRAME GROWTH PROJECT

UPDATE

STRUCTURAL TIMBER CONFERENCE  
1<sup>ST</sup> OCTOBER 2025 BIRMINGHAM

**Stewart Dalgarno**  
STA Project Manager



To double the number of timber frame homes built in England from 12% to 25% by 2030.

**“Beyond Business as Usual”**

**“Working in Partnership”**



## FHS Readiness

TF Thermal Details Platform\*  
(with TDUK & Swedish Wood)

TF Where to Start Digital Guide\*  
(with TDUK & Swedish Wood)



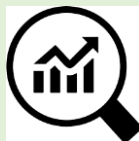
## TF Demand

Homebuilder TF Hub  
(Top 15 Homebuilders)

TF Learning Journeys\*  
(in Partnership with FHH & in association with PEFC, Hundegger, West Fraser & Swedish Wood)

## TF Market Development

UK Future Housing  
Prospects Report\*  
(with TDUK & Swedish Wood)

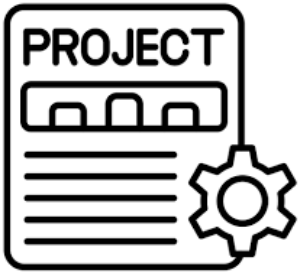


## TF Education

CPD Training  
Housebuilding Roles



## Project Creation



6 Projects (4 require funding)

4 Approved

2 Approved in Principle  
(subject to funding)

## Partners & Funding



8 partners

£100k cash secured

£50k FOC services secured

£60k PM cost committed

£75k in-kind support

## Project Delivery



Focus on project execution

On time, in full & to budget

Projects creating value

TF market grows in England

**Dedicated Project Management To Govern Project Creation, Approvals and Delivery of Outputs**



# TF Learning Journeys



## SUSTAINABLE HOUSING IN ENGLAND - LESSONS FROM SCOTLAND







TIME TO EXPLORE HOW YOU BUILD.



### DAY 1: 21 OCTOBER

<b>A</b>	<b>HOTEL DEPARTURE</b>	<b>08:15</b>
	Courtyard Marriot Hotel Rressen Circle Dalcross Inverness IV2 7BL	
	15 min travel time to first destination	
<b>B</b>	<b>OSB - WEST FRASER</b>	<b>08:30 - 10:00</b>
	Morayhill Dalcross Inverness IV2 7JQ	
	30 min travel time to next destination	
<b>C</b>	<b>SAWMILL - JW GORDON</b>	<b>10:30 - 12:00</b>
	Balblair Road, Nairn IV12 5LY	
	30 min early lunch at the sawmill at 11:30 30 min travel time to next destination	
<b>D</b>	<b>FORESTRY &amp; LAND SCOTLAND</b>	<b>12:30 - 14:00</b>
	Culbin Forest, Cloddymoss, Forres, IV36 2TG	
	15 min travel time to next destination	
<b>E</b>	<b>I-JOIST - JAMES JONES</b>	<b>14:15 - 15:45</b>
	Greshop Industrial Estate Forres IV36 2GW	
	**Travel time to hotel is about two hours - Wi-Fi will be available on the coach	
<b>F</b>	<b>TOR-NA-COILLE HOTEL</b>	<b>17:45</b>
	Inchmarlo Rd, Banchory AB31 4AB,	
	19:30 Meet for Dinner	

### DAY 2: 22 OCTOBER

<b>A</b>	<b>HOTEL DEPARTURE</b>	<b>08:15</b>
	Inchmarlo Rd, Banchory AB31 4AB,	
	15 min travel time to first destination	
<b>B</b>	<b>CALA HOMES - SITE 1</b>	<b>08:30 - 09:00</b>
	Raemoir Park Raemoir Road Banchory AB31 4EQ	
	30 min travel time to next destination	
<b>C</b>	<b>KIRKWOOD HOMES - SITE 2</b>	<b>09:30 - 10:30</b>
	Sauchen Aberdeenshire AB51 7JH	
	15 min travel time to next destination	
<b>D</b>	<b>KIRKWOOD TIMBER FRAME</b>	<b>10:45 - 12:15</b>
	Sauchen Aberdeenshire AB51 7JH	
	30 min light lunch at Kirkwood 45 min travel time to next destination	
<b>E</b>	<b>BANCON CONSTRUCTION - SITE 3</b>	<b>13:00 - 14:30</b>
	Cloverhill Bridge of Don Aberdeen AB23 8BD	
	30 min travel time to next destination	
<b>F</b>	<b>ABERDEEN AIRPORT</b>	<b>15:00 DROP OFF</b>
	Dyce Aberdeen	

## Trip 1: 21<sup>st</sup> & 22nd Oct 25 - Confirmed

### Trip Breakdown

- Homebuilders = 15
- Stakeholders = 6
- Staff & Sponsors = 9
- Total = 30 (Max)
- Tour Brochure & Info Pack

### Post tour support (12 months)

- Free STA membership
- Follow up support
  - Access to helpline
  - Check in surgeries
  - Signposting to support services



## Trip 2: 3<sup>rd</sup> & 4<sup>th</sup> Feb 26 - 10 Expressions of Interest

## Purpose

- Housing Focused
- Collaboration Forum
- Deliver more high-quality TF homes
- Helping homebuilders
- 3x meetings per Year

## Meeting 1 Completed

- Brainstorming issues
- Prioritisation to focus effort
- Action plan to drive outcomes

Ref	Homebuilder	No. Homes	Make	Buy
1	Barratt	17,206	1	
	Redrow	5,436		
2	Persimmon	9,922	1	
3	Taylor Wimpey	10,438	1	
4	Vistry	16,118	1	
5	Bellway	10,972	1	
6	Cala	2,917	1	
7	Miller	3,585	1	
8	Bloor	4,252		1
9	Keepmoat	4,074		1
10	Crest Nicholson	2,020		1
11	Lovell	4,788		1
12	Hill Group	2,309		1
13	L&Q	4,047		1
14	Avant	1,801	1	
Note: Berkeley Homes, projects not suitable for TF		<b>99,885</b>	<b>8</b>	<b>6</b>

Number of Top 15 Homebuilders Investing in TF	8
Number of Homes - Potential for TF	78,395
% of Top 15 Investing in TF	53
% of Homes build by TF investors	78



Chair: Jack Brayshaw, Vistry Group, Technical & Innovation Manager

# Homebuilders TF Hub..... Key Themes

## Fire Safety

(Testing, pattern book & mitigation, junctions, penetrations & compliance evidence)

## How to Transition

(From masonry to TF, change management, upskilling, hand holding & education)

## Construction Process

(What's different from masonry, trades, key stages & things to watch)

## Thermal Performance

(Psi values, timber fractions overheating & thermal mass)

## House Designs

(TF friendly, DFMA & buildability)

## Embodied Carbon

(Datasets, emissions declarations & EPDs)

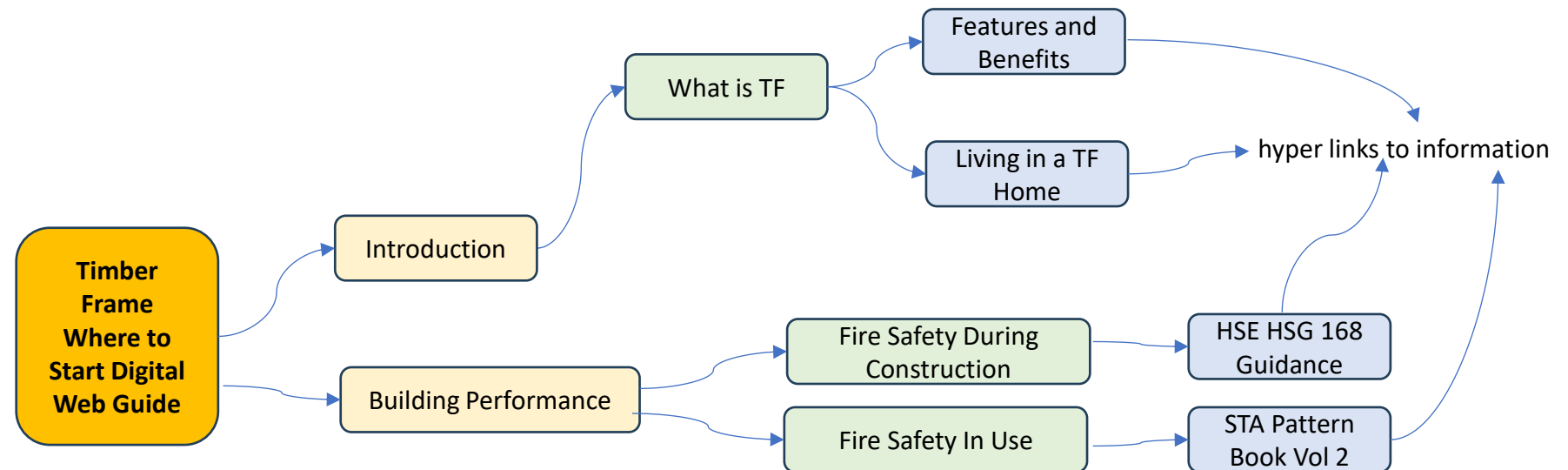
Next Steps: **Prioritise** issues and possible outcomes, via online survey & develop **action plan for top 3 issues** to be addressed

# Timber Frame Where to Start Digital Guide

- Online digital web-guide with TDUK
- Easy to use, search and signpost to 3<sup>rd</sup> party information
- People new or interested in TF
- Scope
  - Timber Frame, below 11m
  - Residential housing
- Launch target - Nov 25

## Digital Guide - 12 Drill Down Chapters

- |                                     |                       |
|-------------------------------------|-----------------------|
| 1. Introduction                     | 7. Timber frame walls |
| 2. Timber frame overview            | 8. Timber roofs       |
| 3. Building design                  | 9. External claddings |
| 4. Building performance             | 10. Building services |
| 5. Concrete ground floors           | 11. Internal finishes |
| 6. Intermediate timber upper floors | 12. After care        |





# Thermal Details Platform

## UK's First Online Timber Frame Thermal Details Platform (free to use)



### About Psi Values

Agnia vit qui aut acrem eaqiud quo id et fuga. Ut quates eat enis dolore ditatat ad que nontent, as quat volupta tassimi, volupta spindiecti natem rere volori venimil lacerodus aut quidit magni tatemodit maximag natur? Obis que re porbuscipid quam vel lum etur?

Evel lum harumenia si aut hillabo remporro bea cus at quam intotaectin esera dollesc itatitai qui as il inia perumnt altaerunt ernatibus dolupti uscuscium am explit laboreh endantum voluptatiam dit, nostiv ersped mi, sibusum dellatibus

### Psi Values & Part L

Agnia vit qui aut acrem eaqiud quo id et fuga. Ut quates eat enis dolore ditatat ad que nontent, as quat volupta tassimi, volupta spindiecti natem rere volori venimil lacerodus aut quidit magni tatemodit maximag natur? Obis que re porbuscipid quam vel lum etur?

Evel lum harumenia si aut hillabo remporro bea cus at quam intotaectin esera dollesc itatitai qui as il inia perumnt altaerunt ernatibus dolupti uscuscium am explit laboreh endantum voluptatiam dit, nostiv ersped mi, sibusum dellatibus

### Psi Values & FHS

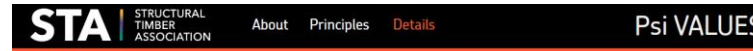
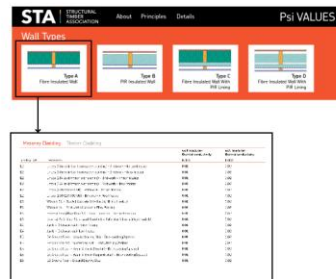
Agnia vit qui aut acrem eaqiud quo id et fuga. Ut quates eat enis dolore ditatat ad que nontent, as quat volupta tassimi, volupta spindiecti natem rere volori venimil lacerodus aut quidit magni tatemodit maximag natur? Obis que re porbuscipid quam vel lum etur?

Evel lum harumenia si aut hillabo remporro bea cus at quam intotaectin esera dollesc itatitai qui as il inia perumnt altaerunt ernatibus dolupti uscuscium am explit laboreh endantum voluptatiam dit, nostiv ersped mi, sibusum dellatibus

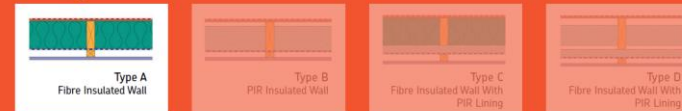
### Using the site

Agnia vit qui aut acrem eaqiud quo id et fuga. Ut quates eat enis dolore ditatat ad que nontent, as quat volupta tassimi, volupta spindiecti natem rere volori venimil lacerodus aut quidit magni tatemodit maximag natur? Obis que re porbuscipid quam vel lum etur?

Evel lum harumenia si aut hillabo remporro bea cus at quam intotaectin esera dollesc itatitai qui as il inia perumnt altaerunt ernatibus dolupti uscuscium am explit laboreh endantum voluptatiam dit, nostiv ersped mi, sibusum dellatibus

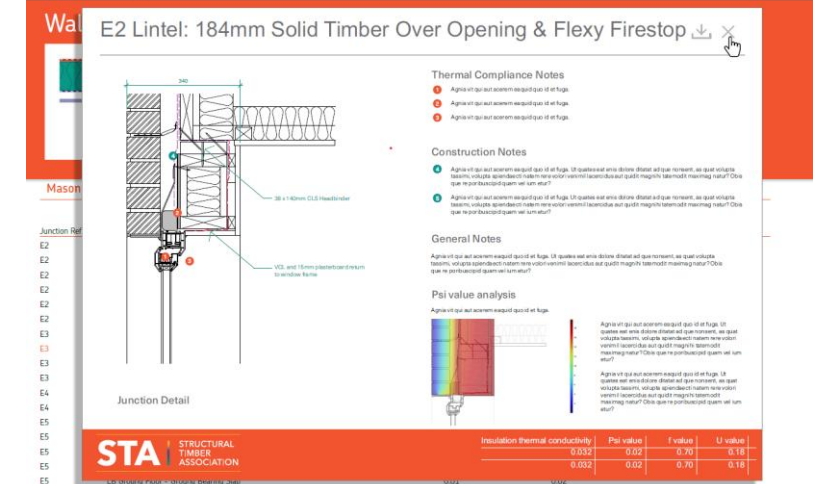


### Wall Types



### Masonry Cladding Timber Cladding

Junction Ref	Description	wall insulation thermal conductivity: 0.025	wall insulation thermal conductivity: 0.02
E2	Lintels (38mm timber framing over opening) - Brickwork + timber freestop	0.01	0.02
E2	Lintels (38mm timber framing over opening) - Brickwork + flexy freestop	0.01	0.02
E2	Lintels (184 solid timber over opening) - Brickwork + timber freestop	0.01	0.02
E2	Lintels (184 solid timber over opening) - Brickwork + flexy freestop	0.01	0.02
E2	Lintels (203x133x30 UB) - Brickwork + timber freestop	0.01	0.02
E2	Lintels (203x133x30 UB) - Brickwork + flexy freestop	0.01	0.02
E3	Window Sill - Staked Concrete Sill - hard to TF (no freestop)	0.01	0.02
E3	Window Sill - Brick vertical soldier - Flexy Freestop	0.01	0.02
E3	External Front/Rear Door Sill - Level Threshold - Timber threshold	0.01	0.02
E3	External Patio Door Sill - Level Threshold - Patio aluminium sliding threshold	0.01	0.02
E4	Jamb - Brickwork with timber freestop	0.01	0.02
E4	Jamb - Brickwork with flexy freestop	0.01	0.02
E5	Ext Ground Floor - Ground Bearing Slab - Brick cladding/upstand	0.01	0.02
E5	Ext Ground Floor - Suspended slab - Brick cladding/upstand	0.01	0.02
E5	Ext Ground Floor - Beam & Block (Parallel) - Brick cladding/upstand	0.01	0.02
E5	Ext Ground Floor - Beam & Block (Perpendicular) - Brick cladding/upstand	0.01	0.02
E5	LB Ground Floor - Ground Bearing Slab	0.01	0.02



STA Landing Page

Basic Introduction

Search-Select-Download Functionality

Scroll & Select Wall Make up (5x Make Ups)

Select Cladding Option (2x Options)

Select Lambda Insulation (2x Options)

Download U-Value Calc. (All permutations)

Select Detail Required (43x Options)

Automated Information for Download

Technical Notes

CAD Thermal Detail (DWG format)

Psi Value Certificate

# Future Housing: Market Research Project

## Scope of Research

Future Scanning  
**5-year outlook**  
(2026 to 2031)

**England and Wales**

Future **residential**  
opportunities, **up to 4**  
**storey**, suitable for timber  
frame systems

**Out of Scope**  
High rise, 5 storey +  
Non residential projects  
London & city centres

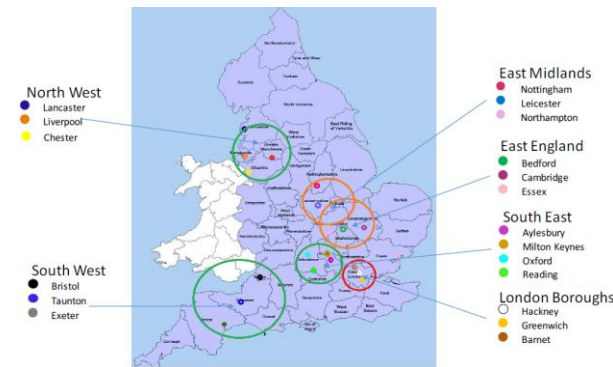
## Research Approach

### Part 1: Segmentation Analysis & Landscaping

#### Segmentation Analysis

Regional Housing Growth Partnerships  
Garden Village Projects  
Volume Housing – Top 15  
Regional Housing – Below Top 15 - 75  
SME Housing – Below Top 75  
Self-build & Custom Build  
Retirement Living  
Local Authority Housing - Top 20  
National Contractors – Top 10  
Regional Contractors – Top 10  
Housing Associations (RSL's) – Top 20  
Private Build to Rent (PRS) – Operators,  
Institutional investors, wealth funds  
Homes England - AHP grant & funding  
Housing Procurement Networks – Regional  
client-based collaborations

### Part 2: Stakeholder Mapping & Final Outputs



## Deliverables

Final market  
research **report**  
available to members

Unique contacts  
**database**, providing  
more information on  
opportunities

**Heat maps** to  
prioritise  
opportunities & focus  
effort, maximising  
return

Creation of New Market Intelligence for Timber Frame Sector and/or Members to Individually or Collectively Exploit

# Homebuilder Roles – TF CPD Training

## Scope

- Professional Roles
- Knowledge Based Training
- Defined Learning Outcomes
- Low Rise TF Housing Focused
- CPD accredited

## Format

- Online STA Training Portal
- 1hour – Slides & Video
- Knowledge test
- Attendance Certificate
- Content Available for Members
- Launch – Spring 2026



Sales & Marketing



Design & Technical

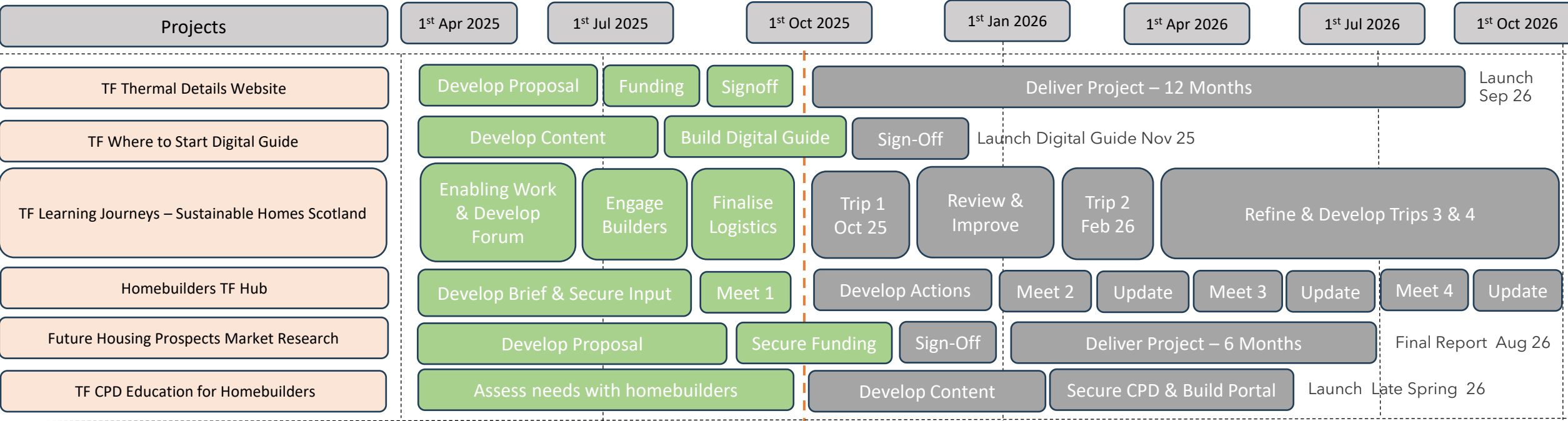


Procurement & Commercial



Construction, QA & After Care

# Summary: Good Progress & Next steps



Good Progress – All Projects Funded, Scoped & Approved

Focus on Delivery - Outcomes & Impacts





[stewart.dalgarno@structuraltimber.co.uk](mailto:stewart.dalgarno@structuraltimber.co.uk)

07788 432 798

**Build Smart. Build Timber.**