



CESW Housing Summit 16th October 2019

Is There Enough Capacity In The South West To Deliver MMC/Offsite Requirements?

IN ASSOCIATION WITH:



Trusted procurement for
better buildings and homes

LHC Group

LHC and the Regional Hubs



Our Frameworks



CONSTRUCTION, EXTENSION & REFURBISHMENT

NH

OFFSITE CONSTRUCTION
OF NEW HOMES

SCB

SCHOOLS & COMMUNITY BUILDINGS

WH

DOMESTIC REFURBISHMENT

MB

MODULAR BUILDINGS

H

HOUSING CONSTRUCTION



ROOFING, WINDOWS & DOORS

PR

PITCHED ROOFING

FR

FLAT ROOFING

C

ENTRANCE DOORSETS

CED

COMMUNAL ENTRANCE DOORS

A

WINDOWS & DOORS - ALUMINIUM

U

WINDOWS & DOORS - PVC-U

T

WINDOWS & DOORS - TIMBER



ENERGY EFFICIENCY

N

ENERGY EFFICIENCY
& REFURBISHMENT

HS

HEATING SERVICES



CONSULTANCY

H

HOUSING CONSTRUCTION
& CONSULTANCY

N

ENERGY EFFICIENCY
CONSULTANCY



PROPERTY PROTECTION & MAINTENANCE

AS

ASBESTOS SERVICES

FS

FIRE SAFETY

V

VACANT PROPERTY PROTECTION
& ASSOCIATED SERVICES

WM

WATER MANAGEMENT



KITCHENS

K

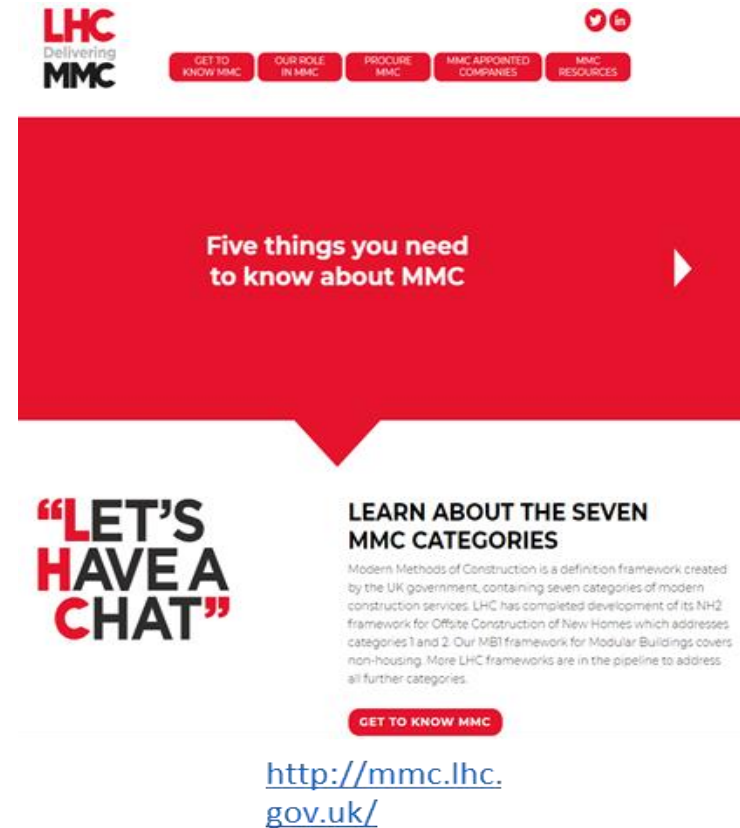
SUPPLY OF KITCHEN UNITS
& WORKTOPS

Innovation and Research

Is The Industry Ready For Offsite?



https://www.insidehousing.co.uk/sponsored/is-the-industry-ready-for-offsite?utm_source=Ocean%20Media%20Group&utm_medium=email&utm_campaign=10651857_iH-daily-19.6.19-%20CB



LHC
Delivering
MMC

GET TO KNOW MMC OUR ROLE IN MMC PROCURE MMC MMC APPOINTED COMPANIES MMC RESOURCES

Five things you need to know about MMC

“LET’S HAVE A CHAT”

LEARN ABOUT THE SEVEN MMC CATEGORIES

Modern Methods of Construction is a definition framework created by the UK government, containing seven categories of modern construction services. LHC has completed development of its NH2 framework for Offsite Construction of New Homes which addresses categories 1 and 2. Our MB1 framework for Modular Buildings covers non-housing. More LHC frameworks are in the pipeline to address all further categories.

GET TO KNOW MMC

<http://mmc.lhc.gov.uk/>

New Framework: Offsite Construction Of New Homes - Appointed Companies



Homes England Strategic Plan 2018-23 – Increasing Productivity

2018 to 2020 priorities

Our priorities are to:

- incorporate MMC outcomes into our contracts, both for land and investment
- support pilot projects where there is developer interest in testing MMC to learn lessons and understand costs
- Encourage developers to use MMC and increase the capacity of the off-site manufacturing industry, including through our provision of development finance
- develop and implement a consistent approach to measuring the impact of MMC in partnership with industry

Longer term priorities

Our priorities are to:

- capture and disseminate best practice and knowledge of MMC across the industry and encourage uptake by housebuilders
- work with the Construction Leadership Council, other industry leaders and developers to improve the understanding and uptake of MMC

Is There Enough Capacity In The South West To Deliver MMC/Offsite Requirements?

Demand for homes in South West

How many homes are South West social housing providers planning to deliver ?

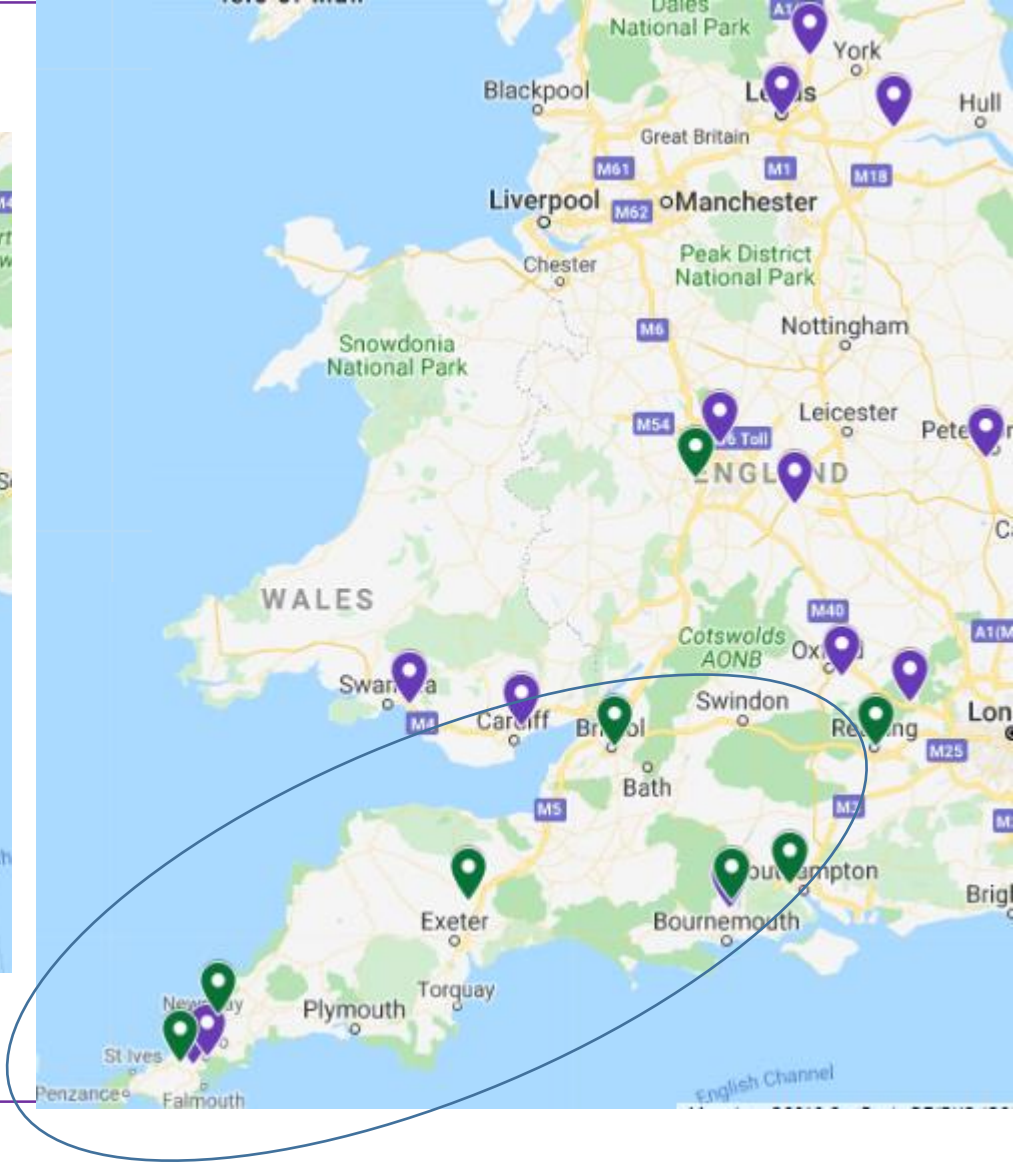
- Homes for South West – **16,000** homes by **2020**, 11,000 already in development
- Live West – **16,000** homes over next **10 years**
- Aster -**10,700** homes over next **7 years**
- Yarlington - estimated **1000** homes **a year**
- Bristol City Council - **2000** new homes by **2020**, 500 new homes in next 3 years
- Sovereign - **1900 per annum**
- Magna - **600** new homes by **2020**

But what is the commitment to delivering through Off Site/MMC ?



Key requirement : A clear programme setting out demand for Offsite/MMC

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What Are Offsite Manufacturers Saying?

- No more pilots
- We want collaborate at an early stage
- Through standardisation and repetition you will reduce costs and reduce preproduction timescales
- We can deliver quality and energy efficiency
- SW suppliers know the SW logistics
- Give us an assured programme
- Contract and payment terms set up
- Defined production slots and continuing demand will increase VFM and reduce timescales on

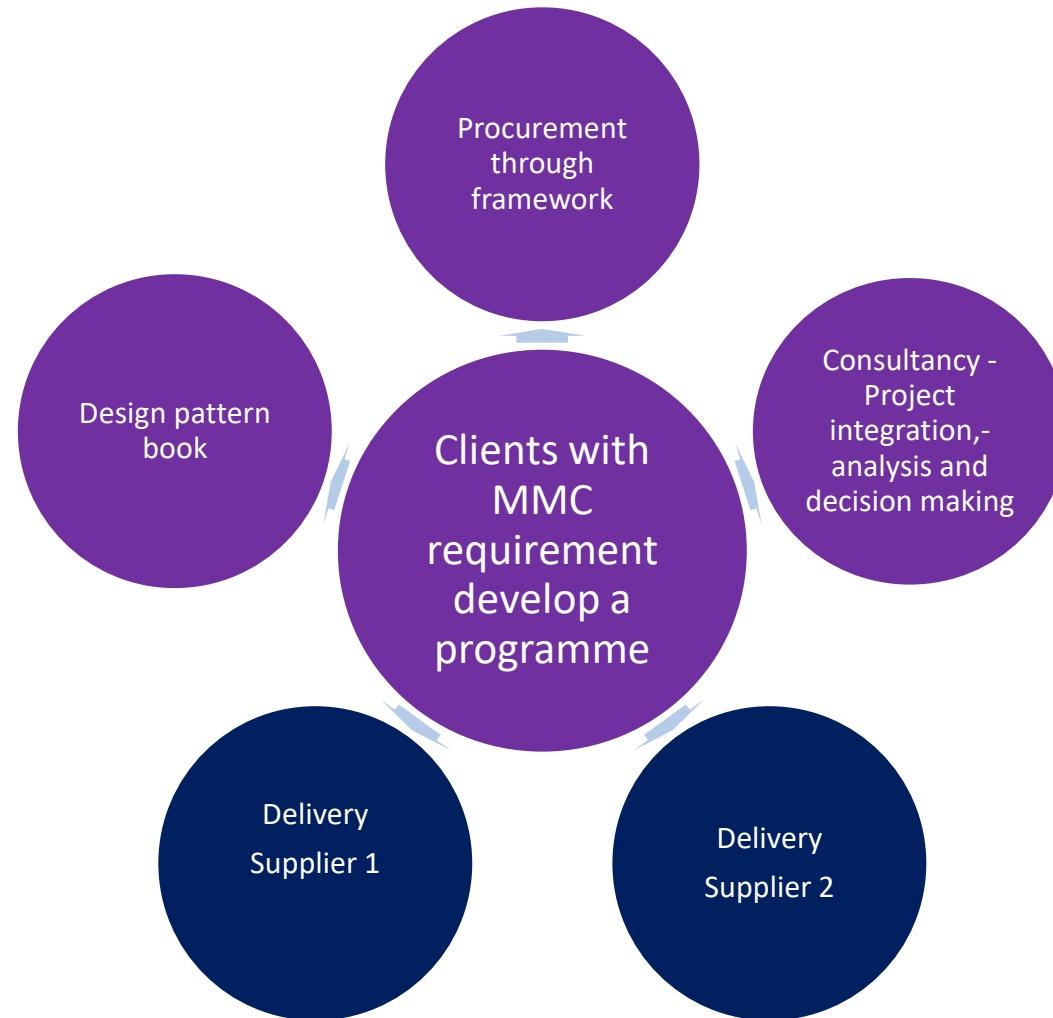
**Key requirement
– a pipeline**

So What Is Happening In The South West To Move The MMC Agenda Forward?

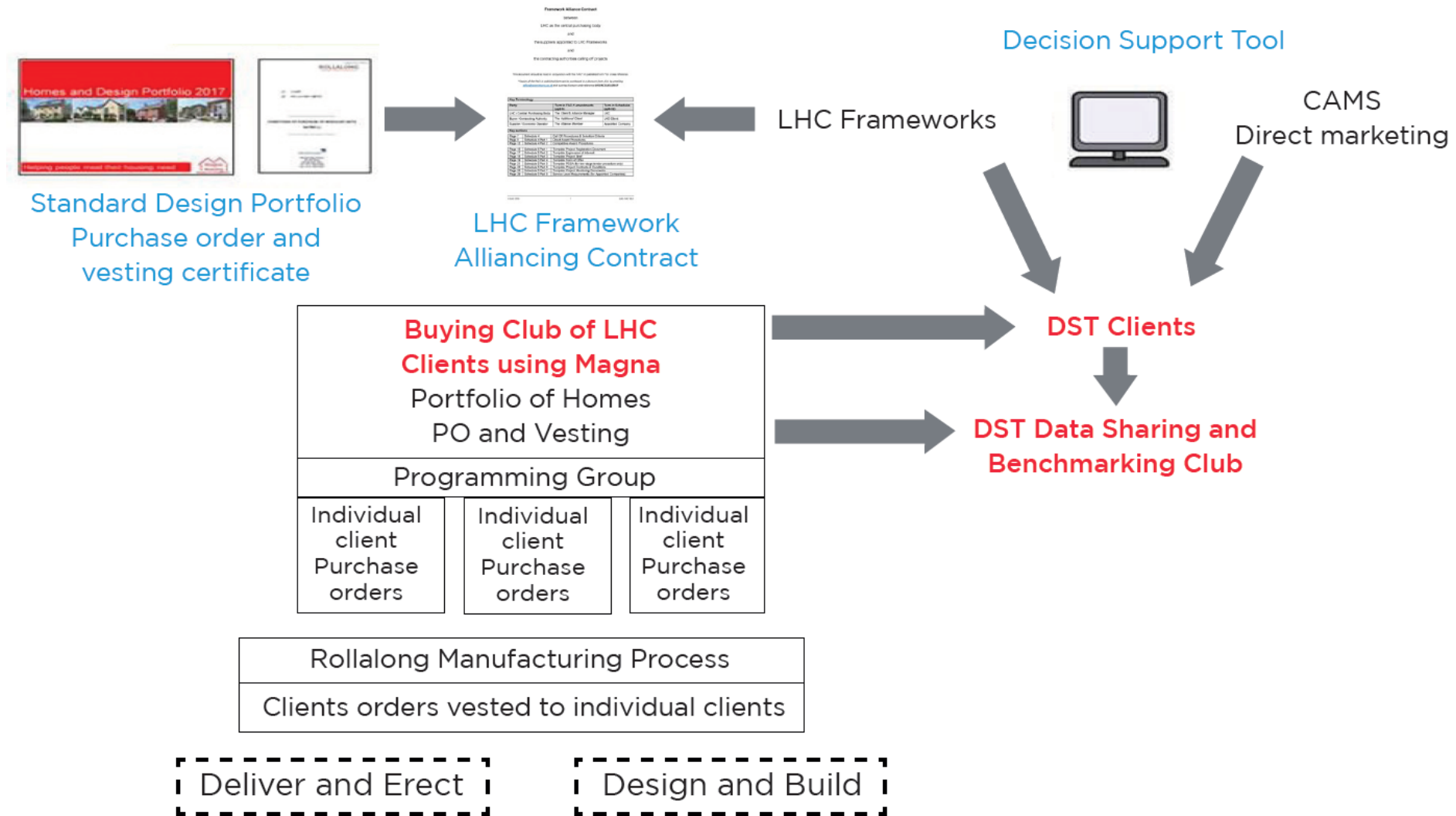
- Bristol Housing Festival - Ideas generator/disruptor
- Ikea Homes in Bristol - 200 homes
- Cornwall County Council – Galliford Try and LoCal 72 units
- Live West - The Parade Bridgewater 41 Modular Homes with Ilke Homes
- Advantage South West – feasibility into MMC /Offsite
- Magna – Modular First - partnership with Rollalong, 52 homes in production with more to follow



Cluster Development



The Concept Of A Dorset/Hampshire Cluster



Magna: Modular First



'WHY IS THE TIME NOW RIGHT FOR OFFSITE' in an increasingly challenging housing market?

CASE STUDY



ABSTRACT

Despite evidence of success in other countries with similar challenges and characteristics to the UK, the last 10 years has seen only a moderate increase in factory-built homes. One reason for this is scepticism about whether they provide good value for money. So, is there a business case for factory-built homes from the perspective of a landlord owning and maintaining homes in the UK? A business case that would provide proof these homes offer:

- > Lower whole life cycle costs benefit for customers and the landlord, with lower build as well as ownership and management costs.
- > Improvements in standards and build quality, compared to traditional methods of construction.
- > An alternative solution to existing shortages in skilled labour and house builders in some areas.
- > Reduced build times, with efficiencies in processes, adopting modern digital technologies, as well as a viable, scalable and sustainable production lines.
- > Improved levels of environmental sustainability in regard to lowering energy use, waste and CO2 and better use of sustainable materials.
- > Socially sustainable housing and neighbourhoods not just 'thrown up' to meet immediate needs.


Building better homes
and communities

WWW.LHC.GOV.UK

<https://www.youtube.com/watch?v=klWBA3yAv0s>




Get In Touch For Further Questions

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 @SWPAProcure

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