



THE CHARTERED INSTITUTE OF HOUSING
HOUSING 2018
26-28 JUNE » MANCHESTER CENTRAL



THE OFF-SITE SPECIAL IN JUNE IN MANCHESTER

Fixing our broken housing market together at Housing 2018

"Our priority is building the homes this country desperately needs"

Rt Hon Sajid Javid MP, secretary of state,
Ministry of Housing, Communities and Local Government

Register for free*
today at
cihhousing.com

*A charge may apply to commercial organisations

Bringing the largest audience of housing professionals, government bodies and off-site solutions together for three days this June

The Newborough, ilke Homes

In partnership with:



Supported by:





CHIC and Premier Modular

Off-site demonstration village – open to all at Housing 2018

CHIC and ilke Homes will both be building two semi-detached off-site homes over two days in time for Housing 2018.

Register today at cihousing.com.

ilke Homes is aiming to tackle the UK's shortage of affordable housing by delivering consistently high-quality, modular homes at scale to the people that need them most. With a focus on inspiring design, ilke Homes builds beautiful, energy-efficient homes for real families, using the latest precision engineering techniques.

Two modular properties by ilke Homes are being constructed as part of the off-site village at CIH's Housing 2018 showcasing what ilke Homes are delivering for developers, local authorities and housing associations. We look forward to showing you around the homes.

For more info on ilke Homes find us at
W: www.ilkehomes.co.uk T: @ilkehomes



Sarah Payling
event director
Housing 2018

"We are on a journey which some say we have been on before. I did

eight years in off-site media from 2000 to 2008 and I spent a lot of my time on John Prescott's £60k house project. And here we are again. Some of you, as old as me, may remember in 2005 there was a sustainable communities summit that took place at GMEX, now Manchester Central. For all those that came along we witnessed Blair, Brown, Prescott and about five modular builds.

Thirteen years on and these homes have changed but we still have a housing crisis."

CHIC – Changing the face of housing delivery through off-site manufacture

Central Housing Investment Consortium (CHIC) is a consortium of social housing providers. We exist to secure efficiencies and savings for our members.

Our BuildSmart model puts our members at the forefront in tackling the UK's housing shortage with an all-in-one, collaborative approach to off-site manufacture and development of new homes. It enables a step-change in housing delivery through innovative, factory built standard home types, coordinated materials supply and greater efficiency during the build period.

For more information make sure you visit the show homes on display or visit www.chicld.co.uk

WHAT'S ON?

Monday 25 June 15:00 (2 hours) Walking tour of Manchester with the infamous tour guide Jonathan Schofield and Matthew Harrison, chief executive, Great Places Housing Group and a visit to Urban Splash's HOUSE

Tuesday 26 June 16:30 (1 hour) off-site village drinks reception hosted by Sir Ed Lister, chair, Homes England and supported by Great Places Housing Group, One Manchester and Wythenshawe Community Housing Group

Wednesday 27 June 16:30 (1 hour) off-site village drinks reception hosted by Homes England and the National Housing Group



Homes England and the Ministry of Housing, Communities and Local Government are on board

Speakers at Housing 2018 include the Rt Hon Savid Javid MP, secretary of state, Ministry of Housing, Communities and Local Government, Mark Farmer, author, 'Modernise or Die', Nick Walkley, chief executive, Homes England, Ray O'Rourke, chief executive, Laing O'Rourke and, of course, Andy and Stephen. Register now at cihhousing.com to hear what they have to say on off-site...



Stephen Kinsella
lead, accelerated construction programme, Homes England

On only my second day in this job, I hosted an off-site walking tour around the exhibition hall of Housing 2017 in Manchester. The

microphone wasn't working properly so I had to shout to be heard, which perhaps symbolises where we were at that time and how quickly things seems to be changing.

In the last few months, there have been several notable off-site developments. As part of the Autumn Budget, the Government gave a massive boost to off-site by stating that modern methods of construction (MMC) would be favoured for public infrastructure schemes from 2019. Closer to home, our deal to sell land to the Berkeley Group to build an off-site factory in Ebbsfleet made the national news and there have been similar announcements from the housing sector from the likes of Accord, and Swan Housing.

It certainly feels like momentum is building. At Homes England, we see the expansion of off-site construction as absolutely crucial in getting the increase in numbers we need to build 300,000 homes a year. Simply put, there isn't the capacity in the industry to build 300,000 homes through traditional methods. So, we intend to be much more actively involved in off-site and we will use our land and finance to help scale it up. You will see us doing further land deals with MMC included in schemes. But we need our housebuilder partners to work with us and they're telling us they cannot easily shift their businesses from traditional to off-site construction - even those convinced of the benefits.

So we will support the spectrum of MMC technologies to grow confidence in the sector, especially among lenders, valuers, warranty providers, developers and customers. We will also take more of a leadership role, working closely with the Construction Leadership Council and government partners.

We're really pleased that Homes England will be supporting the off-site Pavilion at this year's annual housing conference. Clearly, there will be a lot to talk about, and I'm confident I won't need to shout.



Andy von Bradsky
design and delivery advisor
MHCLG

The Government recognises that in order to meet its commitment to increase the supply of new homes we need a modern construction industry with the techniques to

build to scale, volume and speed of supply. Building more homes using Modern Methods of Construction (MMC), including off-site and smart techniques, is a key part of this.

The Secretary of State has made it clear that quality is as important as the quantity of new homes. Manufacturing homes in closely monitored factory conditions can deliver improved quality to a consistent standard. Greater investment in time earlier in the design, manufacture and assembly process can lead to faster delivery onsite

We know use of MMC across the housing market is increasing, particularly where pace of delivery and investment over the long term are key factors in the business model. Other sectors are making greater use of pre-assembled components. Some are embracing the opportunities offered by digital technology to customise layouts, fittings and finishes.

There are challenges such as ensuring certainty of supply proportionate to the scale of investment, reducing costs compared to traditional methods, ensuring we deliver well designed, attractive places, securing mortgage finance and training a new diverse workforce with the necessary skills.

Government has put in place measures to stimulate the growth of the sector, including creating a pipeline of opportunities to give confidence to the sector and investors. The Home Building Fund provides support for builders using modern methods of construction, including custom builders, new entrants to the market and small and medium-sized builders who cannot access the finance they need.

The Government set up a working group to look at the assurance, insurance and mortgages and set aside funding to scale up innovative training models. Work is also ongoing with industry to implement a Construction Sector Deal that will support innovation and skills in the sector. And we will be showcasing examples of good practice at our forthcoming Design Quality Conferences.

These measures are aimed at transforming a developing market into one that contributes positively to mainstream supply.

Expert speakers deliver some excellent off-site sessions at Housing 2018



ISO Spaces interior

"We will take the lead in delivering better quality homes and great places that set the bar high for others. We will also stimulate demand for Modern Methods of Construction and ultimately disrupt the housing market"

SIR ED LISTER, CHAIRMAN,
HOMES ENGLAND AND INSIDE HOUSING WHO'S WHO
IN LOCAL AUTHORITY DEVELOPMENT

1 **High quality homes for the future**
Tuesday
12:30 - 13:30
Think Tank

Building places that work
Wednesday
12:00 - 13:00
Keynote

2

3 **Innovating the future**
Tuesday
10:00 - 11:00
UK Delivery

Building out homelessness
Thursday
11:00 - 12:00
UK Delivery

4

5 **In conversation with the disrupters**
Tuesday
11:30 - 12:30
UK Delivery

Building better faster
Wednesday
12:00 - 13:00
UK Delivery

6

7 **Using innovative technologies to deliver residential**
Thursday
11:00 - 12:00
Think Tank

Strategic steps for the productive delivery of housing
Tuesday
15:40 - 16:25
Insight theatre

8



Cllr Clare Coghill
leader, London Borough of Waltham Forest and Inside Housing who's who in local authority of development



David Cowans
group chief executive
Places for People



Kate Kennally
chief executive
Cornwall Council



Joanne Roney
chief executive
Manchester City Council and Inside Housing who's who in local authority development



Stephen Trusler
residential sector leader
Laing O'Rourke



Sarah Weir OBE
chief executive
Design Council

From foundations to roof in just five days

A brilliant blend of off-site and traditional construction helping to solve the housing crisis.

An unprecedented collaboration between SIG Off-site and H+H has resulted in the use of a hybrid system that combines the quality, speed and safety of off-site construction with all of the performance attributes of aircrete. The watertight shell working to a standard house design can be completed on site in just one week, with all key structural elements craned into position. This approach has been used at a Barratt Homes site in Bottesford, Nottinghamshire, with an initial 11 units being built nearly six weeks ahead of schedule, enabling a second phase of work to complete a further 30 units to begin.

With this second phase underway, the developer then asked for the system to be used on another site of 16 units of social housing.

The I-House System allows for rapid site construction with minimal site labour and meets the current demand for increasing the volume of housebuilding at a time when skilled workers are in short supply.

The system also has the potential to make registered providers, housebuilders and developers rethink their procurement procedures and budgeting models, providing greater transparency and accuracy of cost forecasting, resource planning and greater flexibility to adapt to site requirements at every step of the build process.

The traditional procurement model is based on evaluating the cost of materials and anticipated build time, but with the I-House System, SIG Off-site and H+H provides the customer with a more detailed scope of works including every element of the build process. In addition, the factory controlled quality and precise joints provide for an extremely accurate build with excellent airtightness. The system was tested on a mix of house types and tenure including bungalows and two-storey dwellings, some semi-detached and some terraced properties.

One of the many benefits of the I-House System is that there is an extremely short supply chain; with manufacturing and contracting rolled into a single supplier you have a vertically integrated supply chain with a single point of contact for the client. Using the BOPAS (Build Off Site Property Assurance Scheme) as a template, the individual component suppliers set up a process and tracking system for each

project. Lines of communication have been established to enable an agreed lean process to be achieved.

The I-House System provides for the first time, an off-site solution with all the benefits of speed and quality of build, but based on a masonry material. The project at Bottesford demonstrated a speed of installation, providing the site with the watertight shell of a house within one week, reducing the usual house build time by six weeks.



H+H are partnering the UK delivery stream at Housing 2018. If you work in the development team at a local authority or housing association you could be eligible for a free delegate place to attend three days of excellent conference content as you come together to meet the 300,000 new homes target.

Register for your free delegate place with lucy.leech@oceanmedia.co.uk. Please detail your full contact information, job title and the local authority, housing association or housebuilder you work for.

Off-site takes a prominent place on the show floor!

ISO Spaces is a multi-award winning innovation-focused company that designs and manufactures bespoke, high specification, portable buildings and spaces from shipping container units.

The business began by producing pop-up units for blue-chip clients including Jeep and Fever-Tree, and has more recently rapidly expanded into the modular housing market.

Stand D23

<https://www.isospaces.co.uk>



Elite Systems specialises in off-site solutions, providing bespoke modular buildings with flexible design options.

Elite believes that housebuilders and local authorities can benefit from all that modular building methods have to offer, including reduced construction times, factory-controlled quality, lower material wastage, lower cost of preliminaries and fewer contractors on site.

Stand G44

www.elitesystemsgb.co.uk



Elements Europe is an established market leader in the world of modular construction. Working with clients across multiple sectors, delivering a range of off-site construction projects on time and on budget. From modular housing to student accommodation, hotels and even care homes, our repertoire is broad and our product range is completely adaptable.

Stand G26

www.elements-europe.com



At Simply Modular we design, manufacture and deliver high quality affordable homes in 'Local Volumetric' format. Using a hybrid of timber frame and SIPs we have the strength of timber and the performance of SIPs, achieving U-values of 0.15W/m2k. Our 'fabric first' all-electric approach delivers exceptional quality, value and performance.



Stand G40



Ideal modular homes are one of the UK's most advanced volumetric manufacturers. Their mission is to create

beautiful, eco friendly homes fast, efficiently and to an unrivalled standard. Utilising their timber and CLT modular systems, Ideal are able to produce any house type, from family homes up to 12 storey apartment blocks.

Stand D13

www.idealmodularhomes.co.uk

Also showing...

Framecad International

stand no G32

Just Solutions

stand no G42

Cogent Consulting

stand no G39

Envirograf

stand no G34

Beattie Passive Flying Factory

stand no G33

Supply, demand, quality, safety, accreditation and procurement are brought to you by the NHBC and law firm Trowers and Hamlins.

Meet experts from their teams at Housing 2018 for their advice and guidance to help you throughout your off-site project.



Graham Sibley,
market development
manager
NHBC

At NHBC we are seeing increasing interest in the use of off-site components, from lenders and investors to developers, housing associations and Build to Rent operators.

What they all have in common is a desire to increase confidence in the quality and benefits of new homes built using off-site components.

It is an established expectation amongst homeowners, landlords, investors and mortgage companies that new homes will last a very long time. This means that materials and components need to be selected and assembled carefully so that at least a 60 year lifespan can be achieved, with the construction of the finished home having the durability and resilience

to withstand the vagaries of the UK climate.

The key question that we are looking to answer for investors and lenders in particular is whether we can provide warranty and insurance on the finished home, over and above simple assurance that the components are robust and manufactured to a consistent quality.

NHBC takes a collaborative approach, reviewing building designs and components from the earliest stages – and certainly before designs are locked down. In so doing, we are able to identify areas of potential risk and work together to mitigate that risk.

As a result we can also be confident in providing warranty and insurance against structural defects - the assurance required by lenders and investors, and the protection needed by home and asset owners.

For more details about our approach to MMC, and the systems and components already accepted by NHBC, please visit: www.nhbc.co.uk/mmchub.



Katie Saunders
partner
Trowers & Hamlins
LLP

Supply and Demand

The Construction Leadership Council (CLC) paper on modular housing identified three key elements to unlock the supply and demand conundrum affecting the delivery of additional housing using off-site construction methods. These are to aggregate demand through strategic relationships between housing providers and the

supply chain, standardise specifications and house types and to procure housing using model forms of contract with appropriate risk apportionment suitable for off-site manufacturing methods. Trowers and Kings College, London are supporting CLC on research on the model form of contract and advising on strategic and project considerations.

Strategic considerations are to ensure that:

1. Housing providers work collaboratively to procure collectively and engage directly with manufacturers to create certainty of volume for the factory,

2. There is sufficient flexibility to deal with fluctuations in the housing providers' pipeline,
3. Protections are in place to deal with insolvency at different stages of the supply chain; and
4. There is clarity on funding and what warranties and guarantees are available to lenders for the off-site manufactured product.

Project considerations are to ensure that:

1. The contract identifies when payment is made for and when ownership passes of the off-site manufactured product,
2. The contract deals with risk and insurance for the transportation of the product to site,
3. Health and safety risk is clearly apportioned; and
4. BIM data is used to reduce risk of delays and errors.

For housing providers wishing to engage directly with the modular market thought should be given to terms of engagement and the need to create long term strategic relationships to ensure that each project does not become a one-off costly experiment never to be repeated.

www.trowers.com

FREE SEMINARS | EXPERT SPEAKERS | DEMONSTRATION VILLAGE | NETWORKING RECEPTIONS



8,000

housing professionals

97%

of the largest 100 housing associations attended in 2017

85,000+

homes due for completion by our audience for the end of 2019

Register today at cihhousing.com