

# MMC

@  **HOUSING 2019**   
25-27 JUNE MANCHESTER CENTRAL

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# The future is now

Welcome to MMC at Housing 2019. It's only been 12 months since we last met here at Manchester and talked about modern methods of construction as a bundle of future technologies, concepts and opportunities. Looking at the rich line-up for the programme this year, the themes of workshops and talks, I think we can safely say that MMC have arrived in the real world. Schemes are going up. Homes are being built. Tenants are moving in.

We're still at the beginning, but it's heartening to see how much we can achieve by joining efforts, contributing to the common purpose of championing new ways of building homes. This year's programme shows a never-before-seen commitment from everybody in the industry to overcome remaining barriers, address issues, close knowledge gaps and start scaling up. Everybody here at ilke Homes and I are excited to be a part of it.

It's heartening, too, to see MMC being embraced at the volume end of the market, where its benefits can have the biggest social impact and where better build quality is needed the most. We talk a lot about speed and certainty of delivery, and they remain major selling points for off-site techniques. But for us – and I would guess for most of the delegates here – they are means to an end. **Better quality homes are the ultimate goal.**

It's simple: MMC allow us to deliver better quality at volume. Scale is our friend, particularly in offsite and modular. Scale allows us to deliver warm, comfortable and attractive homes you'd want to live in – for everybody. This is something we need to keep reminding ourselves of. The difference we can make together is considerable. Gradually, we can lift the quality of housing in this country.

High-performing, energy-efficient homes help prevent fuel poverty, with a positive knock-on effect on a host of other issues - from rent arrears through to health and mental health issues. Our collective ambition is to deliver zero-defect homes, which will over time free up resources from maintenance, so they can be reinvested where they add value rather than just fix something that's broken.

**All this we can do together.** The calibre of all contributors and the task list we've all set ourselves in the programme show that the MMC sector as a whole is committed to helping RPs and local authorities unlock the social value new methods of construction can bring to the table and start adopting them at scale.

There's a lot still to do and I for one am ready to roll up my sleeves. Together, we can simplify contracts and engagement models; we can certify quality, agree standards, and start proving performance. We can better align public sector procurement with the slightly different logic of MMC. Most importantly, though, we must use this forum again to learn from one another and be frank with one another.

Maybe at Housing 2020 there won't be an MMC stage. Maybe next year we'll be here as just another way of building great homes.

**Dave Sheridan,**  
Executive chair,  
ilke Homes

ilke Homes are partnering the MMC stage and sponsoring the delegate lounge at Housing 2019



**ilke Homes**  
aims to deliver up to  
**1,000 high-quality homes**  
a year through a new 'end-to-  
end' offer for customers  
providing land purchase  
through to delivery



Meet up with all your  
MMC partners over three  
days in Manchester including  
those responsible for these  
exemplar developments

Have a coffee with H+H UK Ltd sponsors of the visitor lounge, visit Blackwood Homes and Care on stand E24, attend the Laing O'Rourke sessions in the Best Practice stream and catch up with LoCaL Homes on stand G21.



**Norton Farm**  
Worcestershire on behalf of Barratt Homes & Bromsgrove District Housing Trust Development using Celcon Elements (H+H UK Ltd)



**Two Fifty One**  
Southwark, London on behalf of Oakmayne Properties delivered by Laing O'Rourke



**The Blackwood House**  
Glamis Road, Dundee on behalf of Blackwood Homes and Care



**Woden Road**  
Wolverhampton, LoCaL Homes on behalf of Accord Housing Association

Housing is the  
Chartered Institute of  
Housing's annual event  
and **Europe's largest  
housing festival**



# The MMC stage

## Tuesday 25 June

09.45-10.15

### The future is here and now, are you ready?

Mark Farmer, founder, Cast Consultancy  
Isobel Stephen, director of housing supply, MHCLG

10.15-11.00

### Building smarter, embracing digital

Keith Waller, programme director, Construction Innovation Hub  
Sam Stacey, challenge director, Innovate UK,  
Adam Locke, partnership and innovation director, Laing O'Rourke  
Scott Sanderson, partner, PRP  
Seya Tansill, senior associate technologist, Stride Treglown

11.15-12.15

### Buying with confidence: lessons learned from procurement

Charlie Scherer, advisor, BoKlok  
Mark Bryden, co-founder, Bryden Wood  
David Jones, managing director, construction, ilke Homes  
Rebecca Rees, partner, Trowers & Hamlins  
Tina Barnard, chief executive, Watford Community Housing

12.15-13.00

### Transforming how we 'build' homes through industrialisation

Oliver Novakovic, technical and innovation director, Barratt Developments

14.00-14.45

### Masterclass: how to work with volumetric products

Mike De'Ath, partner, HTA Design LLP  
Nigel Banks, product director, ilke Homes  
Graham Sibley, head of business development, NHBC  
Katie Saunders, partner, Trowers & Hamlins,

14.45-15.15

### Keynote: building better homes, faster

Kit Malthouse MP, housing minister, MHCLG, interviewed by Michelle Hannah, director, Cast Consultancy

16.30-17.30

Drinks reception in the main hall with ilke Homes and H+H UK Ltd

## Wednesday 26 June

09.15-10.00

### Keynote: fit for the future

David Cowans, chief executive, PFP, interviewed by Professor Lorraine Farrelly, head of architecture, University of Reading

10.00-10.45

### Meeting housing need in our cities

Richard Cowell, assistant director of development, Birmingham City Council  
Dave Sheridan, executive chair, ilke Homes  
Jon Sawyer, director of housing & residential growth, Manchester City Council

11.00-12.00

### Better design, every time

Jay Mistry, project director, Building Better  
Clare Price, market development manager, BSI  
John Gray, partner, head of product information, HTA Design LLP  
Andy von Bradsky, head of architecture, MHCLG  
Darren Jones, associate, ShedKM architects

14.00-14.45

### Funding, quality and durability: 'busting the myths'

Lex Cumber, business development director, CastleOak  
Nicola Mathers, chief executive, Future of London  
Nigel Banks, product director, ilke Homes  
Andy Mullins, business development director, NHBC  
Amy Nettleton, chair and assistant development director, National Sales Group/Aster

14.45-15.30

### Keynote: selling a quality product, always

Guy Ackernley, residential director, Urban Splash  
Tom Bloxham, co-founder, Urban Splash

16.30-17.30

Drinks reception in the main hall with ilke Homes and H+H UK Ltd

## Thursday 27 June

09.30-10.00

### Building 100,000 homes in a decade

Jess Skilbeck, assistant director housing supply, MHCLG  
Interviews Wayne Hill, construction services director, L&Q

10.00-11.00

### New skills for a new era

Elisabeth Buggins CBE, chair, Accord  
Lisa Avins, learning and development manager, ilke Homes  
Lucy Blasdale, head of land, Midlands, Homes England  
Mark Southgate, chief executive, MOBIE  
Holly Porter, founder, Surface to Air Architects (Chicks and Bricks)  
Luke Riley, project director, Swan

11.15-12.00

### Leaving a legacy: a better future

Ron Beattie, chief executive, Beattie Passive  
Henrik Johnnson, vice-president, BoKlok UK  
Phil Collings, senior land manager, Homes England  
Simon Williams, head of delivery, Home Group (Gateshead Innovation Village)



Elisabeth Buggins CBE  
Chair  
Accord



Tom Bloxham  
Co-founder  
Urban Splash



Professor Lorraine Farrelly  
Head of architecture  
University of Reading



Holly Porter  
Founder  
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Tina Barnard  
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Richard Cowell  
Assistant development director  
Birmingham City Council



Oliver Novakovic  
Technical and innovation director  
Barratt Developments PLC



Katie Saunders  
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Homes England



Mark Farmer  
Founder  
Cast Consultancy



Jay Mistry  
Project director  
Building Better



Jon Sawyer  
Director of housing & residential growth  
Manchester City Council



Graham Sibley  
Head of business development  
NHBC



ilke Homes factory

## And don't miss these conference sessions!

### Tuesday 25 June

12.30-13.30

### The housing crisis: high volume demand, low volume supply (delegate only)

How can the sector meet delivery targets, overcome economic challenges ahead, and how can good quality homes and great places be made while also meeting volume targets?

Offsite manufacturing – the tipping point to success.

David Lunts, executive director of housing and land, GLA

Steve Trusler, residential sector leader, Laing O'Rourke

Craig Luttmann, regional managing director for counties, L&Q

Isobel Stephen, director of housing supply, MHCLG

Liz Hamson, editor, Property Week

### Wednesday 26 June

11.00-12.00

### Offsite manufacturing – the tipping point to success (delegate only)

Offsite manufacturing is increasingly cited as a compelling solution to help address the housing crisis. Why has adoption and incentivisation for these modern methods of construction been slow and what is the tipping point for change?

Harry Swales, general manager, investment strategy, Homes England

Céire O'Rourke, business unit leader – residential, Laing O'Rourke

Steve Trusler, residential sector leader, Laing O'Rourke

Fiona Fletcher-Smith, group director, development and sales, L&Q

Jon Sawyer, director of housing & residential growth, Manchester City Council

14.00-15.00

### Lifecycle management of MMC homes: designing out defects to maintain quality for our tenants (delegate only)

Charlie Scherer, advisor, BoKlok

Beckie Joyce, project director, Real Estate Projects, GL Hearn

Dave Sheridan, executive chair, ilke Homes

Graham Sibley, head of business development, NHBC

David Cowans, chief executive, Places for People

Katie Saunders, partner, Trowers & Hamlins

Goldman Sachs  
invests £75m  
into offsite house  
builder

View programme:  
[cihhousing.com/programme](http://cihhousing.com/programme)

## PLUS

Better Design for Better Places  
mini-event with MHCLG  
Thursday 27 June 09.00-11.00  
(delegate and invite-only)



Ministry of Housing,  
Communities &  
Local Government



# MMC and procurement

The public procurement regime is raised as a recurring concern by housing providers and a reason preventing their adoption of modern methods of construction (MMC) to deliver new build housing. However it is possible to use the regime to ensure that manufacturers and contractors are selected to provide quality and best value projects.

Firstly, it is important to consider what is actually being procured? If a procurement is simply for a contractor to produce and/or procure the supply of materials constructed off-site, the procurement is likely to be a supplies contract which, if the total contract value exceeds £181,302 (ex VAT) it must be publicly advertised. A supplies only contract assumes that employers will install modules or components fabricated offsite by their own means. Public sector bodies therefore need to consider whether they have the resources and experience either in-house or via existing third party contractors and consultants to manage the logistical complexities of a modular build and to properly monitor the installation of modular units and offsite components.

If the public sector housing provider wants the manufacturer or a main contractor to take responsibility for the manufacture, delivery and installation of modular units under the Public Contracts Regulations, this would be classified as a works contract which has a higher threshold for public advertisement of £4,551,413 (ex VAT).

Once the specifics of the procurement have been established, public sector bodies then need to think about how best to engage with the market. Again there are a number of procurement tools and processes which can be used to deliver the right solution and find the right partner. For example, using the Innovation Partnership and Competitive Dialogue Procedures, accessing contractors and manufacturers through frameworks and considering creation of joint ventures with a selected partner.

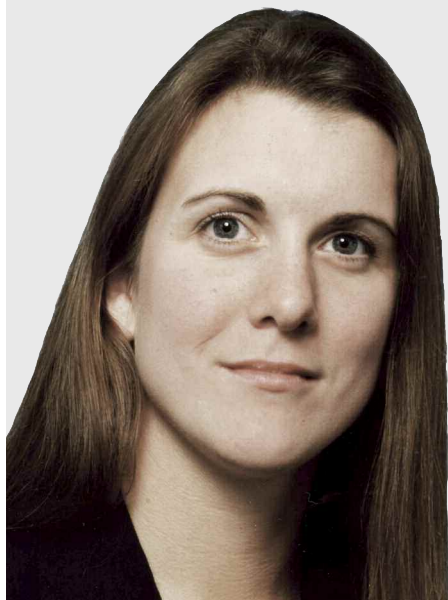
MMC provides exciting opportunities for the public sector housing market and the public procurement regime can be navigated to overcome concerns.

Rebecca Rees,  
Partner,  
Trowers & Hamlins

Trowers & Hamlins are supporting the MMC stage, partnering the Best Practice stream and you can also visit their stand F9



Home Group will increase their current output of 15% homes built through offsite using the results of Gateshead Innovation Village to steer their ambition



BoKlok have built more than 11,000 homes in Sweden, Finland, Denmark and Norway



## Learn from the Swedes

BoKlok is a Swedish housing developer, jointly owned by Skanska and IKEA. We are currently in the process of establishing a UK presence, with the aim to make home ownership more widely available to those with average incomes. We have already built more than 11,000 homes in Sweden, Finland and Norway, using sustainable off-site manufacturing methods, giving more people the opportunity to own a quality, sustainable home, at a lower price than the current market value. We do this by collaborating with local authorities, housing associations and private landowners who have similar aspirations for local economies to thrive.

Our place-making approach to housing development, complements our Swedish culture. We design properties that feature plenty of natural light, high ceilings and outdoor green space, which contributes to safe and positive community engagement.

### We're interested in a greener future

Because we build our homes using an industrialised manufacturing process, we are very efficient with materials and transport. The predictability that comes from this form of construction is a great advantage, as we always know how long it takes to build, what it costs and how it will look. Our developments have a multi-tenure design platform which is compliant with core UK housing design standards.

BoKlok has over 20 years' experience of building quality, sustainable homes that facilitate communities to flourish. We're excited at the prospect of giving more people opportunities to own or rent their homes in the UK.

hello@boklok.co.uk

# Funding and warranties

At NHBC we are seeing increasing interest in the use of offsite components, from lenders and investors to developers, housing associations and Build to Rent operators. What they all have in common is a desire to build confidence in the quality and benefits of new homes built using offsite 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 in reality, with the construction of the finished home having the durability and resilience to withstand the vagaries of the UK climate.

The key question we are looking to answer to investors and lenders in particular is whether we can provide 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, NHBC is able to identify areas of potential risk and collaborate to mitigate that risk.

By doing so, we can 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 of our approach to MMC, and the systems and components already accepted by NHBC, please visit: [www.nhbc.co.uk/mmchub](http://www.nhbc.co.uk/mmchub).

Graham Sibley,  
Head of business development,  
NHBC

Advanced Industrialised Methods for the Construction of Homes (AIMCH) project launches £6.5m 3 year R&D project

NHBC are supporting the MMC stage and the ilke Homes delegate lounge at Housing 2019



# The future of house building and modern methods of construction

**F**or our future housing market to be successful, we need to provide more housing choice, improve quality and increase efficiency. Modern methods of construction can deliver on all of these, which is why we are investing in offsite solutions.

As well as meeting a growing consumer demand for more bespoke, tailored homes, innovative construction has the potential to reduce scarce labour requirements, helping to overcome the growing shortage of traditional trades in the construction sector.

Offsite manufacturing could also address concerns about snagging in new builds. As most potential issues are resolved before a home gets to site, quality standards and customer satisfaction are significantly improved.

But for all those involved in developing and delivering new construction methods, there is still a lot to learn.

Working with specialist partners and harnessing our own capabilities, we are learning by doing, implementing several different approaches across sites across the UK.

We are delivering a diverse range of modular homes in steel and timber frame as well as custom-build properties, including Design Your Home; a new housing option which enables people to choose their own custom build design and structural features as well as their preferred layout.

Our strategy is to develop a number of different off-site processes with a range of partners. Long term, this will enable us to offer several options on the same site, ensuring diverse property types that meet broader needs and create a greater sense of place. By creating scale in this way we can learn more quickly and begin to establish a bigger market for offsite construction.

There may be a steep learning curve, but by exploring new approaches, continuously improving, and sharing best practice, we can improve efficiencies, and ensure innovative construction plays a key role in the future of housebuilding.

David Cowans,  
Chief executive,  
Places for People

The new LoCaL Homes factory owned by Accord can produce up to 1000 homes a year

Places for People are supporting the MMC stage at Housing 2019



## Creating Enterprise in partnership with Beattie Passive are launching Haus4one at Housing 2019

Haus4one is a Passivhaus relocatable one person home as seen on the front cover. You can visit the show unit on site and find out more about this innovative system and how it can meet your immediate housing needs. It will be next door to the MMC stage.



Image credit:  
Woden Road, Wolverhampton,  
LoCaL Homes

£90m investment boost to UK modular housing market from Japan with Sekisui House

Book now:  
[cihhousing.com/visitor](http://cihhousing.com/visitor)