

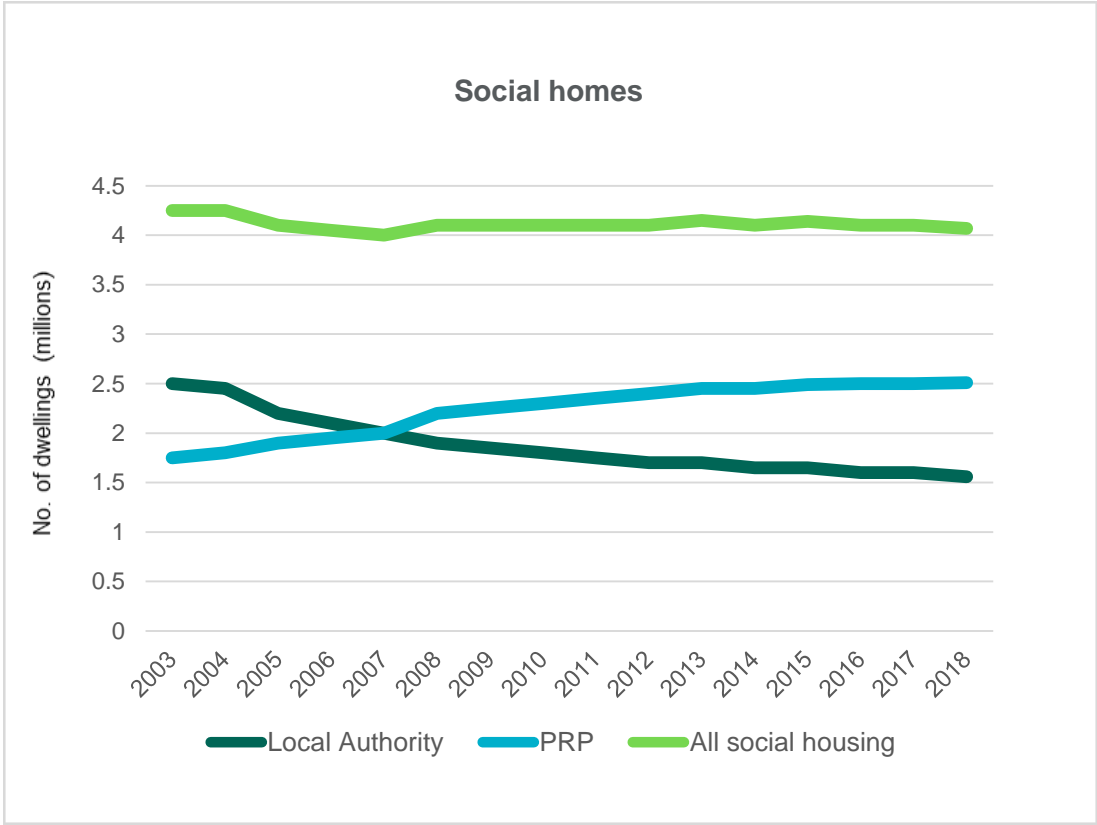


How Modern is Masonry?

John Churchett , Director of construction and social housing

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PARTNERS IN WALL BUILDING

The numbers challenge



Increasing the volume

Focusing on the methods of build

THE FARMER REVIEW OF THE UK CONSTRUCTION LABOUR MODEL

MODERNISE OR DIE

Time to decide the industry's future



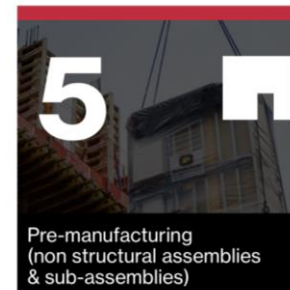
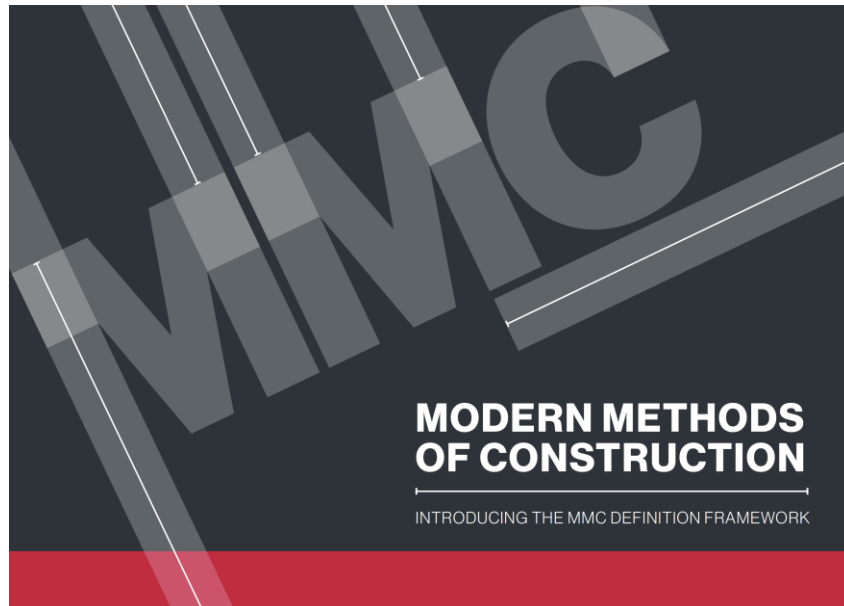
A presumption in favour of MMC

- The Housing Act 2017
- Affordable Homes Programme
- Accelerated Construction Programme
- Single Land Programme
- Home Building Fund

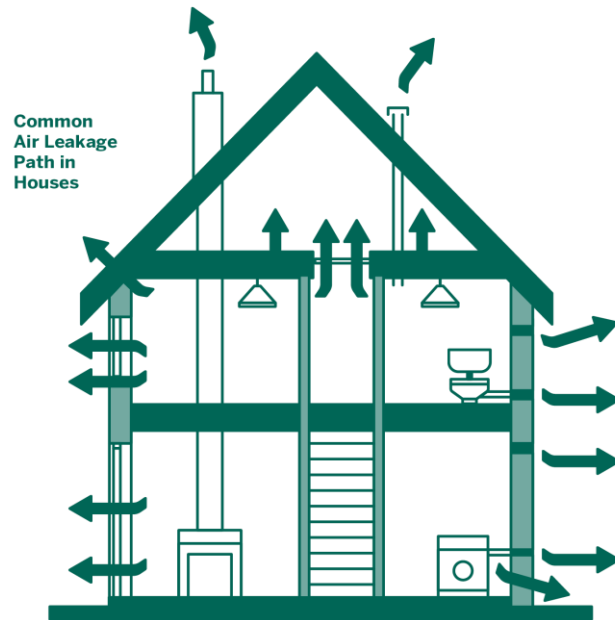


Towards a definition of MMC

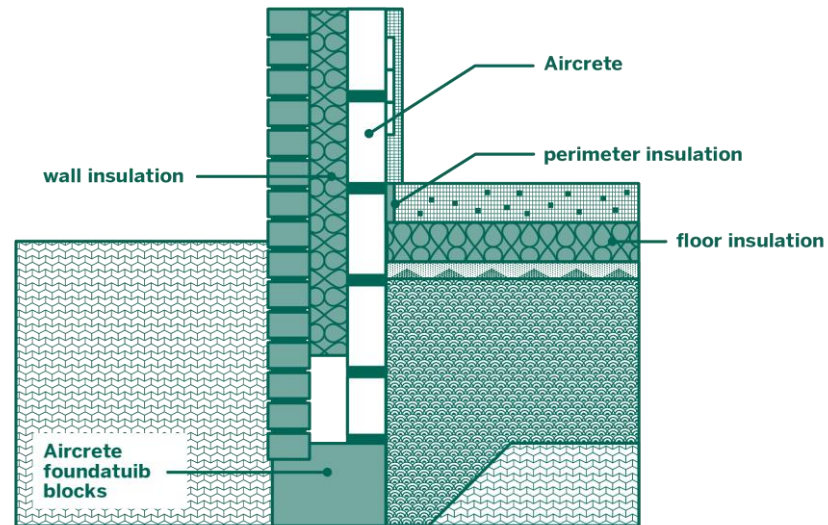
Seven categories: stepped approach



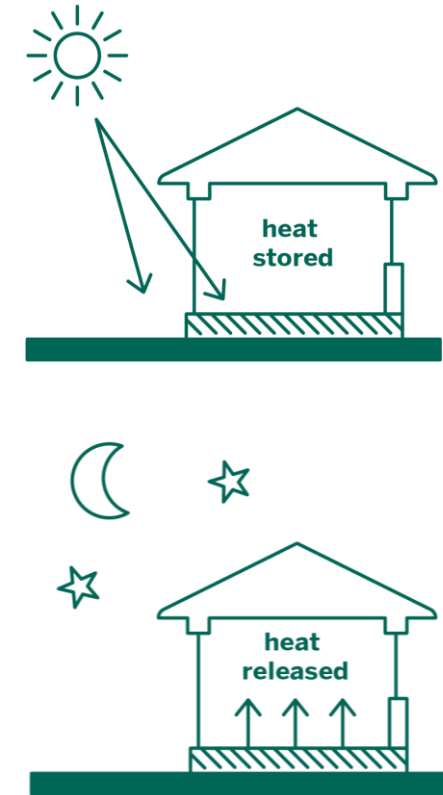
Building Performance at the Heart of Delivery



Air Tightness

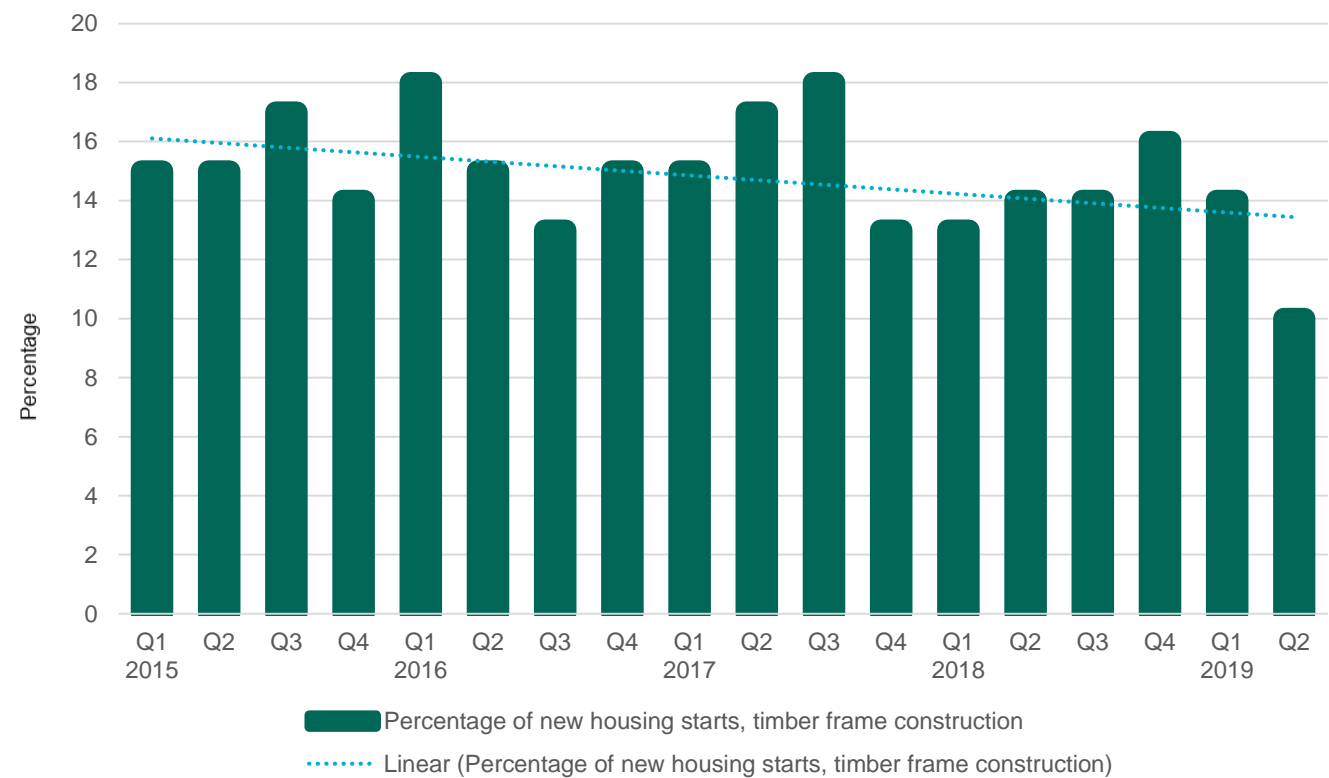


Thermal insulation



Thermal Mass

Is Masonry Modern?



Aircrete: a reminder

- Robust
- Resilient
- Proven
- High performance
- Durable
- Up to 80% recycled material used in the manufacturing process

Your partners
in wall building



Aircrete: a reminder

- Used widely since 1950s
- Well understood and predictable
- Lightweight
- Building regulations compliant
- 60+ Lifespan
- BRE Green Guide A+



But is it Modern?

Category 2

Pre-manufacturing
(2D primary structural systems)



Category 6

Traditional building product led site labour
reduction / productivity improvements



High Performance: low bills

Cameron Close for Southern Housing Association

- Passivhaus design
- Highly efficient structure
- Virtually no heating required
- Low energy costs
- High tenant satisfaction



A question of quality

Derwenthorpe for Joseph Rowntree Foundation

- Low carbon
- Fabric first
- Reliable performance over 500 homes
- MMC tested solution



But is it Modern?

Thin-Joint construction

- Large format walling products
- Fast and efficient
- Airtight and thermally efficient
- Proven technology
- Familiar material

Category 6

Traditional building product led site labour reduction / productivity improvements



- a. Large format walling products – external walls
- b. Large format walling products – internal walls
- c. Large format roofing finishes
- d. Pre-sized and cut to measure traditional materials – component level systemisation
- e. Easy site install / jointing / interfacing features – brick slips, modular wiring, flexible pipework



But is it Modern?

Category 2

Pre-manufacturing
(2D primary structural systems)



- a. Basic framing only including walls, floors, stairs & roof
- b. Enhanced consolidation – insulation, internal linings etc
- c. Further enhanced consolidation – insulation, linings, external cladding, roofing, doors, windows



But is it Modern?

Elements in use

- Primary structural system
- Prefabricated wall panels
- Prefabricated floors and roofs
- From Foundations to Roof in five days

housebuilder
product
awards
2017
winner



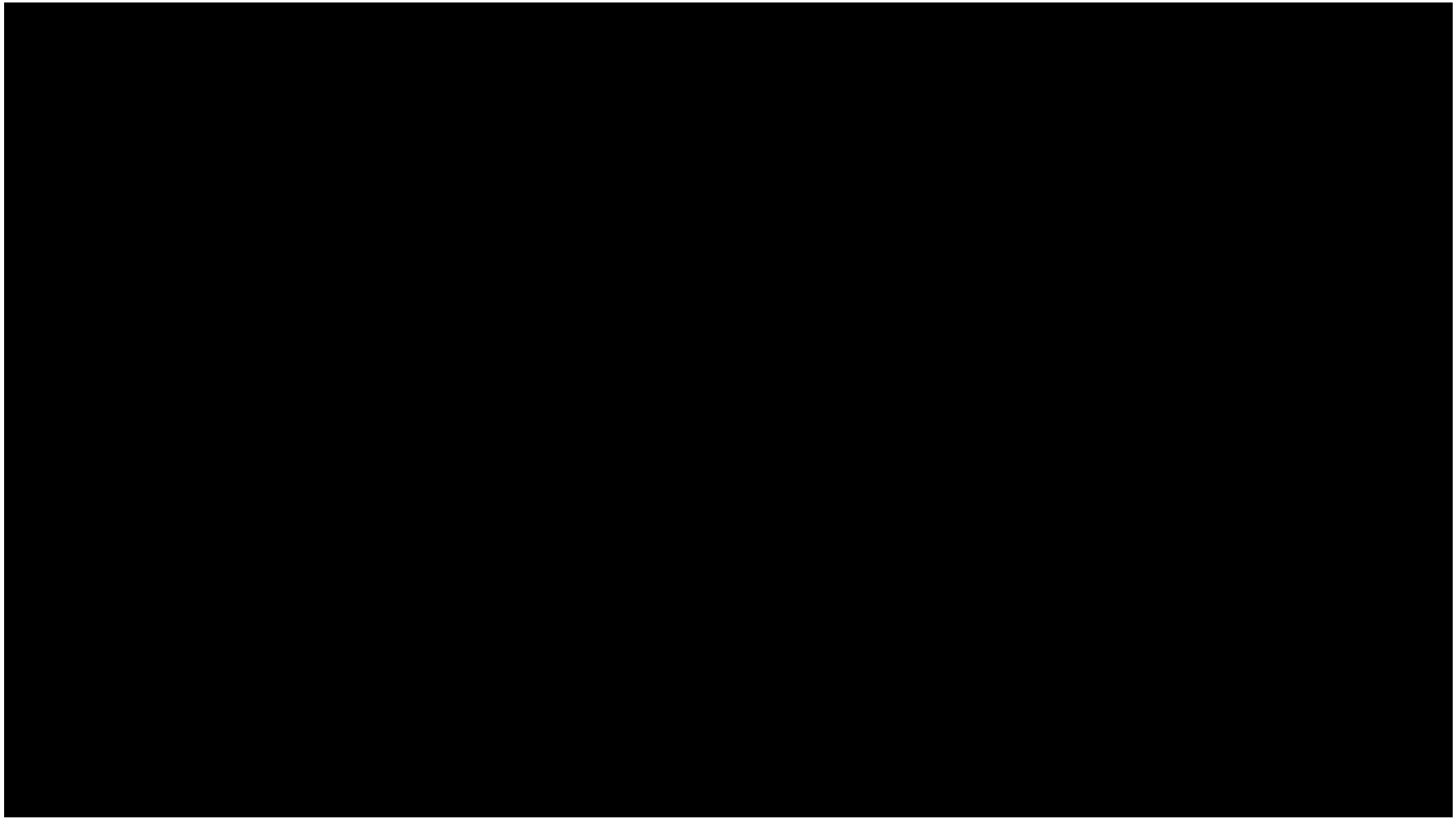
But is it Modern?

Norton Farm for Bromsgrove District Housing Association

- Entire house structure built in one week
- Speed of offsite + proven performance of aircrete
- Third party certification
- Lifespan warranty
- Offsite labour + local trades

LUCIDEON
insight creating advantage





Modern Masonry: an MMC solution





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