



ROLLALONG
PERMANENT OFFSITE CONSTRUCTION



HOMES UK
THE FUTURE OF LIVING
27-28 November 2019, ExCeL, London

The lifecycle of your MMC home: From asset management to valuations

As MMC becomes more and more mainstream what assurances can be given to homeowners, lenders and landlords that the initial benefits will feed through into the long term asset management of the property?

Steve Chivers, Managing Director of Rollalong Ltd
Paul Read, Head of Development & Sales of Magna Housing



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Introduction

Rollalong Ltd specialises in the design, manufacture and construction of permanent buildings using offsite volumetric techniques as a primary method of delivering high quality, efficient and economic buildings.

Operating from our 11 acre manufacturing and head office site in Dorset, Rollalong is the South's largest offsite design and build contractor with over 50 years of experience.

Rollalong work closely in the Defence, Education, Healthcare, Residential and Commercial Sectors to build high quality permanent buildings.

We are owned by a private family owned group of companies; Newship Group. The group generate revenues in excess of £200 million per year, and employs over 750 staff across Europe in various manufacturing sectors.

The Newship Group's ethos is based on strong financial control and the ability to provide support and resources to its subsidiaries, which enables them to develop their products and services whilst investing in machines, tools and people.



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Residential Accreditations



Registered builder

buildoffsite





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Frameworks



Crown
Commercial
Service
Supplier

Modular Building Framework



NH2 Modular Housing Framework



Offsite solutions for relocatable and permanent buildings



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11 Acre Manufacturing Facility in Wimborne, Dorset



Storage for up to 400 modules at our Factory





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Army Basing Programme 2016-2020

Delivering single living and working accommodation for soldiers





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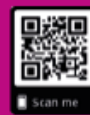
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The Magna Bramble
Three Bedroom Five Person
House





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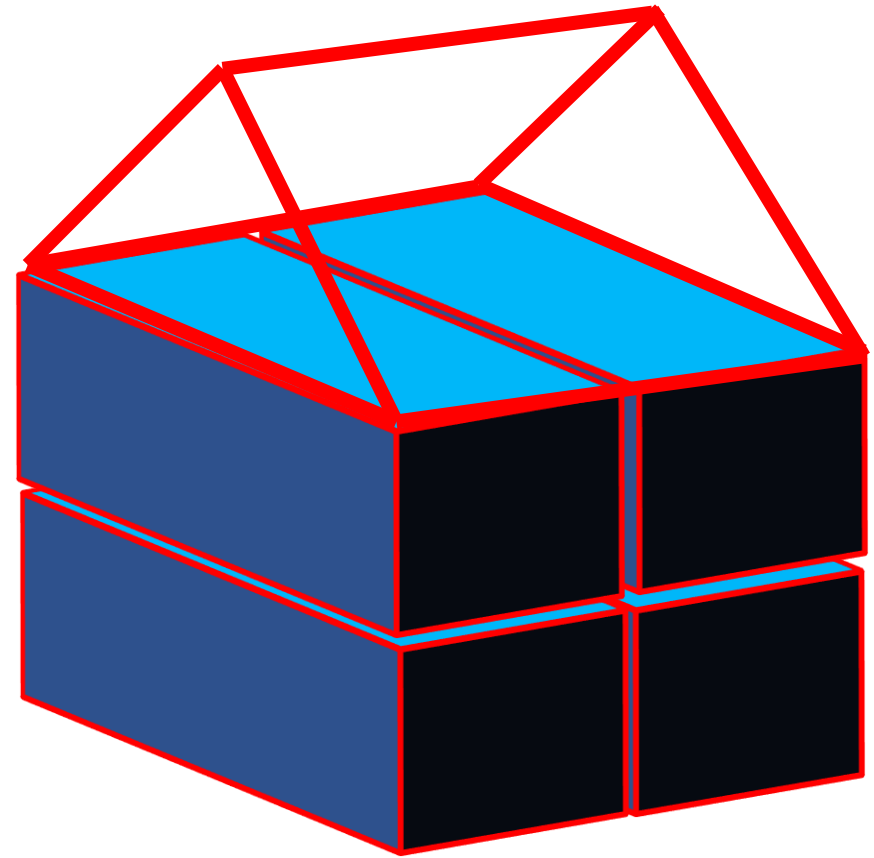
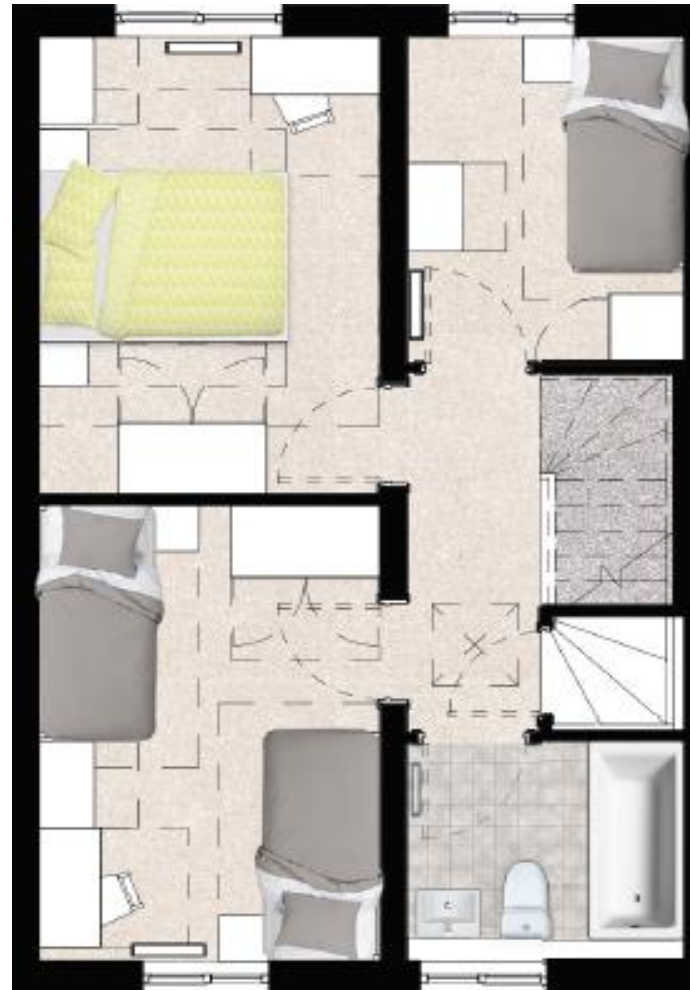
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Urban Landscape or Rural Landscape





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Asset Management/Maintenance

- 60 Year Design Life
- Light guage steel frame construction
- Similar building products used in traditional construction e.g. plasterboard walls/ceilings, kitchens, bathrooms - constructed in a factory controlled environment
- External envelope inclusive of roof, facade, windows and doors to be maintained in accordance with manufacturers recommendations – same as traditional construction
- Electrical rewire required approximately every 25 years - same as traditional construction. In some cases much easier due to accessible wall partitions and ceiling voids
- Gas boilers to be replaced approximately every 15 years – same as traditional construction
- Engineered access hatches built into floor voids to access mechanical services (if required)

A client perspective



Paul Read
Head of
Development and
Sales



Why would you choose change?

Search ▾ **The Guardian** UK edition ▾

Why are Britain's new homes built so badly?

We compare UK construction standards to those abroad - and talk to buyers deeply disillusioned by their experiences



Britain's biggest housebuilder Persimmon 'faces losing its right to sell homes in the Help to Buy scheme' as it gets set to report £1 billion profit

UK rush to build homes compromises quality
Buyers complain of exposed cables, faulty doors and windows, flooding and dodgy plumbing

Beware builders flogging shoddy new-build homes: They're sold as a quick way to get on the housing ladder - but with wonky windows and holes in walls many are far from being a bargain



Right focus,
right controls,
right results



**THE BITTERNESS OF
POOR QUALITY
REMAINS LONG AFTER
THE SWEETNESS OF A
LOW PRICE IS FORGOTTEN**



Right people,
right processes,
right technology

Processes for quality homes



Traditional build

A management team delegating to a site manager.

Sub-contract team responsible to their own company

Procurement of materials from main contractor and subcontract packages.



Factory Build

A management team managing employees.

Factory processes, culture, environment training in under the control of Management.

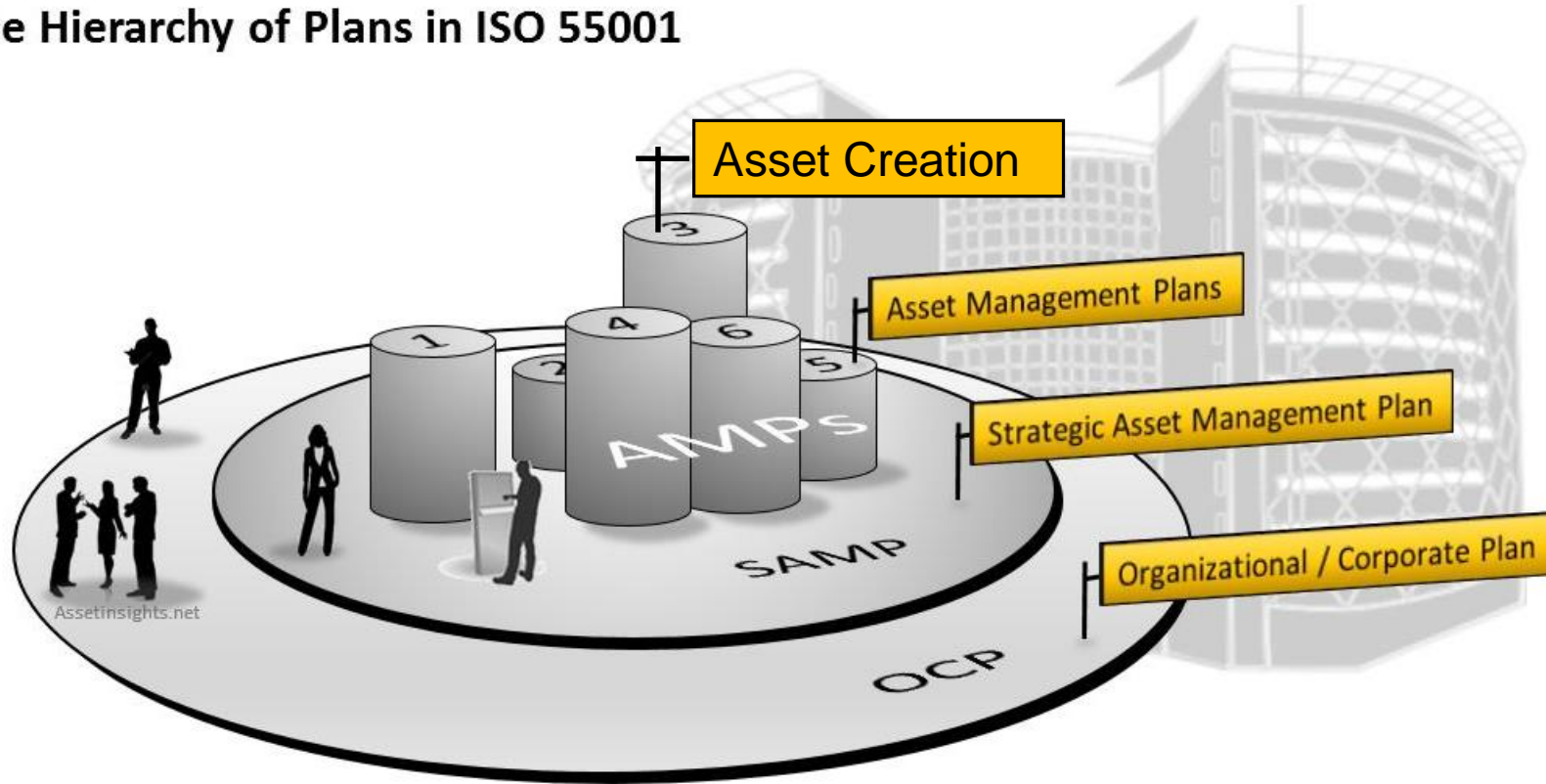
Procurement by company



Right focus,
right controls,
right results

We are what we measure...

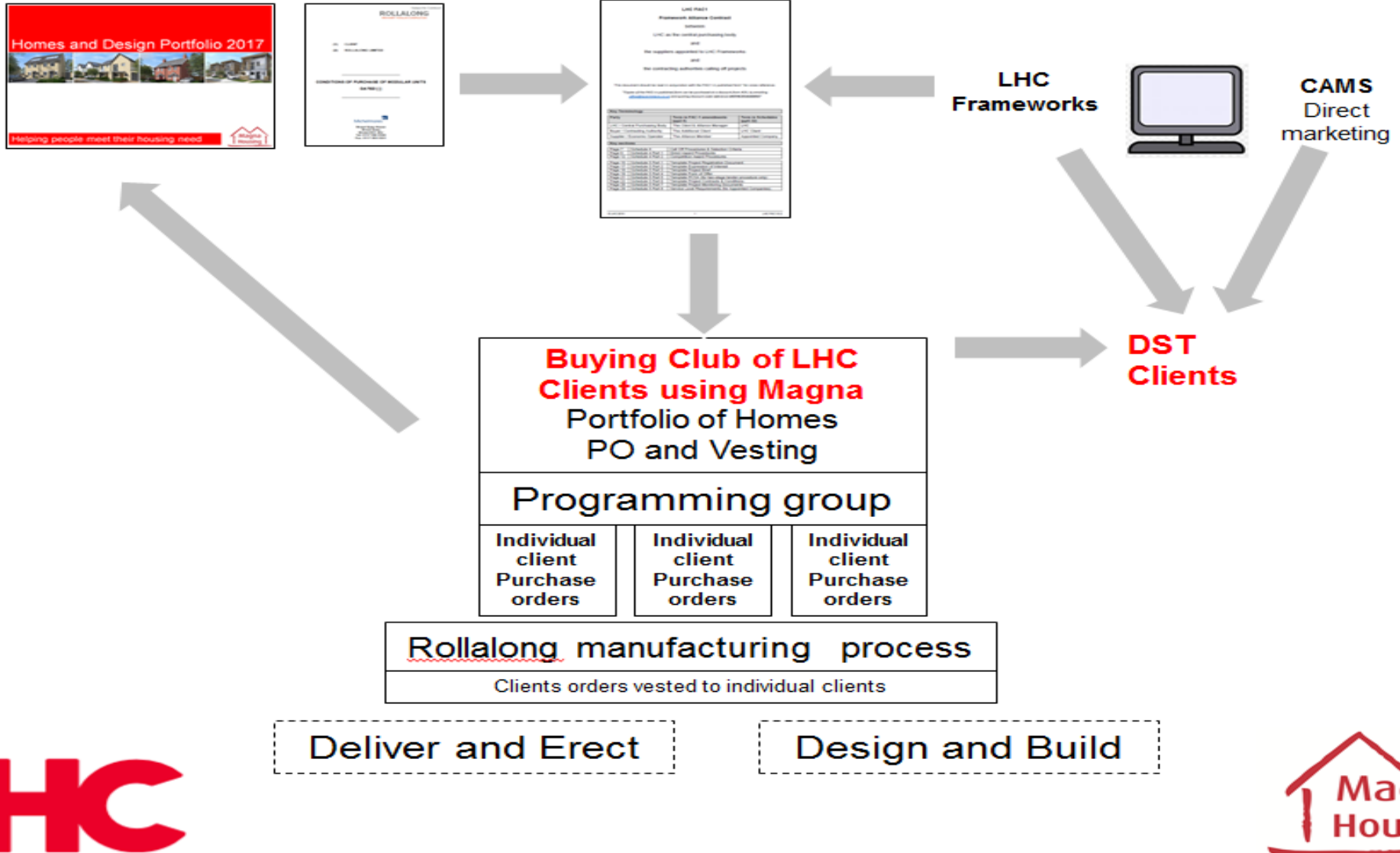
The Hierarchy of Plans in ISO 55001



Asset Creation in line with the SAMP. Independent report in 2018/19 demonstrates the case for MMC for Long term landlords with a focus of quality and whole life costs

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right controls,
right results

2020-21 – Repetition and Volume





#MagnaBuilds



THANK YOU FOR YOUR TIME
WE WELCOME ANY QUESTIONS

