



Richard Ogden, Chairman

We are all well aware that much of the construction industry is in a dark place at the moment. The market is significantly down from its peak of only a year or so ago, competition is fierce, prospects are looking distinctly challenging and levels of confidence in most sectors of the market is "in the weeds".

With the General Election now well out of the way it is clear that the need to reduce public sector spending coupled with increased personal taxation is going to combine to deliver some hard knocks to the UK economy at large and the construction industry in particular. For an industry that has geared up for a construction market worth something like £120bn a year the correction is going to be significant and in some cases painful.

Taken on face value it would be easy to become really pessimistic about the future of our industry and to be concerned about what our industry will look like when the comfort blanket provided over recent years by a massive programme of public works starts to ramp down. Will the domestic private sector immediately step in to fill the gap – frankly that seems unlikely. Having said that the UK is still very attractive for overseas investors and the twin attractions of a stable and highly sought after political situation coupled with a near 20% fall in the value of the pound compared to most currencies is likely to have some considerable impact on the flow of international capital into the UK.

So the question I ask myself is whether there are grounds for optimism and in

particular are there grounds for optimism regarding the role of off-site construction solutions in the UK? Well I think there probably are and those of us who have experienced previous recessions will recall that although the market does recover it is the case that the industry that comes out of the recession is rarely the same industry that went into the recession. The key to survival almost always involves a recognition by management that the only rational strategy is to be vigilant about the adoption of new practices and technologies which stimulate significant improvements in productivity and which deliver better products and also substantially improved value for clients and customers and not simply higher margins for suppliers. The caveat is of course that getting to this new position requires investment of time and capital coupled with inspired leadership.

In a market – a European market – where for the first time in decades just about all economies and all domestic construction industries are going to be in the same depressed state at the same time – the competitive pressures to win the work that is out there will I believe provide the conditions to drive a step-change in value.

So why am I optimistic? Well as a former client I have rather strident views on what constitutes value for money and frankly my unapologetic view is that generally the construction industry in the UK does not offer value for money. I am not focusing in on any particular part of the industry and I appreciate that most people work really hard to offer best possible service to their immediate customers. However, this is not the same as offering value for money. I just can not accept that the separation that tends to exist between the design and construction process and the hierarchical system that tends to be the norm for the construction process is either the best system there is or even the best worst system. From my perspective the inevitable outcome is that we design (sometimes brilliantly) but generally we do not design

for buildability. We undertake project management and we think it entirely right and normal for each supplier to engage their own teams of professionals to monitor each others activities. We do not generally engage the expertise of the specialist contractors at the earliest stage of the project planning process when their expertise can deliver most benefit but tend to draw them in when the key decisions about construction form have already been taken. Works packages will often be let so late in the process that a start on site is delayed. Specialist contractors may often be left to sort themselves out on site with the inevitable consequence that productivity is as a level that would simply not be tolerated in any other industry. We seemingly care little that having thrown away perhaps 50% of the value of labour we add to this by adopting (on behalf of our client) a pattern of site practices that will typically lead to at least 10% of materials being wasted. This may be good news for manufacturers but is not good news for the client who ends up picking up the tab and it is certainly not good news for the environment.

We then wrap this up and with no sense of irony we proclaim that this is how we best protect the interests of our client and how we demonstrate value for money and sustainability. Well I ask you does this sound like the practices of a forward thinking industry – answers on a postcard please. The travesty is perhaps that still too few clients are willing or able to take the position that they are not prepared to go along with traditional practices.

Returning to my theme the reason I am optimistic about the future is that I genuinely believe that as pressure on investment capital grows more clients and forward thinking constructors will become much more focused on value and on those processes that add value as compared to those ways of working that simply add cost. In this context the search will be on for those suppliers than can offer assured levels of quality, cost and programme based not on the hit or miss business of

site based construction but rather the skill of designing for manufacture and then assembling on site factory manufactured components and systems. Time spent on site is rarely productive and the less work that our industry actually does on site the better the productivity, the better the quality, the better the value and the lower the impact on the environment. As I never tire of saying: if the on site assembly of factory made components is the approach that represents the norm for all other modern manufacturing industries then why oh why is it still the exception for the construction industry? What is it about our industry that makes it different? The answer of course is that there is no difference but what our industry has lacked to date is concentrated client leadership and pressure and the sharp edge of international competition to drive fundamental change. Watch this space I suspect that one of the positives of the economic challenge will bring some of these factors into play.

My other reason for being confident about the future is that notwithstanding our current financial difficulties it is absolutely clear that there is a fundamental need to rebuild large sections of the UK's infrastructure. Tremendous progress has already been made in the context of public health and education but we are all acutely aware that there is a need for massive investment in new housing and the refurbishment of our existing housing stock. Our transport and communication infrastructure also needs upgrading and it was heartening to see that the investment in the CrossRail development has been confirmed. We also need a fundamental remodelling of our energy infrastructure including the massive programme of renewables led by a potential £200bn investment in nuclear. All of these investments offer tremendous commercial opportunities for the off-site sector so that in return for their confidence to invest in the UK economy these private and public sector clients achieve the step change in value that goes with a modern approach – an offsite approach to construction.

Birthday honour for Richard Ogden – offsite industry champion recognised

We are delighted to note that Richard Ogden has been awarded an MBE in the Queen's 2010 Birthday Honours announced in June.

The citation recognises Richard's exceptional contribution to the UK construction industry.

Richard has been Chairman of the Buildoffsite organisation since its inception in 2004. Richard has had a long and distinguished career in the construction sector, particularly working with clients and developers. His employment has included Balfour Kilpatrick Industries, British Rail, British Transport Hotels, Ladbroke Entertainments, McDonald's Restaurants UK Ltd (1980–2002) and McDonald's Europe Ltd (2002–2003).

McDonald's Restaurants UK Ltd pioneered the use of modular construction techniques for their edge of town retail outlets. Richard started with McDonald's as project manager on Restaurant 50 progressing to senior PM and establishing the first Regional Office in Birmingham. He became Construction Manager for National Development Program and Co-Chair of UK Development Strategy.

Ultimately he became Vice-President/ Construction Director responsible for Construction Project Management, Architecture, Design and Equipment.

New members

Skanska UK joins Buildoffsite

SKANSKA

Skanska UK is part of Skanska, one of the world's leading project development and construction groups with expertise in construction, development of commercial

and residential projects and public-private partnerships. The Group currently has 55,000 employees in selected home markets in Europe, in the US and Latin America. Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's global sales in 2009 totalled £11.4bn.

In the UK we employ approximately 5,000 staff and undertake around £1.5bn worth of work each year. We carry out all aspects of the construction, development and infrastructure process – from financing projects, through design and construction right through to facilities management, operation and maintenance.

We undertake a number of major projects each year both in the Private and Public Sector. Most recently these have included, in London, 30 St Mary Axe (the Gherkin) and Heron Tower – named the tallest new building in the City. We are also responsible for the redevelopment of Barts and The London Hospitals, as well as the widening of key motorways, including the M1 junctions 6a–10 and we are currently undertaking the M25 Design Build Finance and Operate scheme in joint venture.

We are a UK leader in Private Finance Initiative or Public Private Partnerships schemes covering healthcare, education, defence, transportation and street lighting.

Known mainly for our large high-profile schemes, we also undertake a number of smaller projects including public realm improvements, hard and soft landscaping as well as hundreds of utilities projects each year covering gas, electricity and water.

We have a number of key specialist skills ranging from piling and foundations, through mechanical and electrical (M&E) engineering and steel decking. We operate as main contractor as well as offering M&E, foundation and minor civil engineering subcontract services. We are proud to make a real difference to the way our projects are delivered. We do this by

combining our knowledge and working closely with our clients, partners and supply chain – integrated collaborative working. Our focus is on creating sustainable solutions and we aim to be leaders in green construction, health and safety and business ethics. We also recognise that we have a responsibility to the communities in which we work and this is something we take very seriously, working closely with those communities to keep them fully informed of the activities on our sites and employing local labour and trade contractors wherever possible.

In addition to our financial targets – and as a means to reach them – we have also adopted qualitative targets:

- Zero loss-making projects
- Zero accidents
- Zero environmental incidents
- Zero ethical breaches
- Zero defects.

The qualitative targets, expressed as our Five Zeros, reflect our core values.

Since 2000, Skanska UK has been exploring and defining how it can, within its direct sphere of influence, contribute to a more sustainable world. This commitment is included in corporate policies such as our Code of Conduct and Sustainable Procurement Policy. Our commitment to contribute to a more sustainable world is resolute. We recently achieved second place across all industries in the Sunday Times 2010 Best Green Companies Awards. We seek to use our position to influence both our clients as well as our supply chain to make more sustainable decisions, taking a longer term view over the infrastructure we develop.

We have been actively involved in industrialisation thinking for a number of years, actively embracing:

- Building Information Modelling (BIM) – 3D design, scheduling, estimating, procurement

- Offsite fabrication – precast concrete, M&E assemblies, cladding, bridges and gantries
- Logistics management – consolidation centres, city centre construction
- Modular construction – prisons, gantries, M&E assemblies, residential.

We have fabrication facilities in the north and south of the UK.

We have recently developed a sustainable residential solution for the UK market, sharing knowledge and experience with our colleagues in Scandinavia. Through ModernaHus, Swedish for Modern House, this pioneering residential platform, which has achieved Code For Sustainable Homes level 4 we aim to meet the growing need for affordable, sustainable high-quality housing in the UK market. Our first scheme in Coldharbour Lane Brixton, London has just commenced and comprises 108 residential units.

For further information visit:
www.skanska.co.uk or contact Roger Bayliss roger.bayliss@skanska.co.uk



Marks and Spencer joins Buildoffsite

Marks and Spencer joins with Buildoffsite to help drive forward a more efficient and sustainable construction industry.

Marks & Spencer, has joined Buildoffsite to help further develop their Plan A strategy for sustainable construction.

Paul Glinn, Head of Architecture at M&S said “We are keen to trawl the market for new ideas and innovations and as members of Buildoffsite we will have the opportunity to explore offsite construction opportunities, from many different perspectives, to help make our capital and refurbishment programmes more efficient and sustainable”.

Richard Ogden of Buildoffsite said “We are delighted to welcome M&S to our growing membership of major clients, designers, contractors, manufacturers and suppliers who are all working together to exploit the benefits available from offsite construction. Retail is one of the market sectors where offsite construction can offer rapid business and sustainability gains and we look forward to working with M&S to identify and develop these opportunities.

M&S are very much looking forward to getting involved in Buildoffsite and are keen to explore the considerable experience available, in order to drive the benefits of this emerging sector through their development programme”.



Total Flow joins Buildoffsite

Total Flow is a consultancy that specialises in whole system performance improvement. We do this through a powerful combination of education, consulting, and change facilitation, sustained by innovation workshops, coaching and workplace training. We educate, inspire, transform and disrupt.

We're acknowledged as thought leaders in our approach to product and process design, operational performance, supply chain management, customer satisfaction and quality transformation, and lean enterprise.

Within Buildoffsite our goal is to: enable off site manufacturers industrialise fully their operational capability, designing and developing products and manufacturing processes to achieve exceptional performance, reliability and cost, adopting system engineering principles to drive through life quality, cost and delivery benefits.

Support existing supply chains to identify and remove systemic cost and to align their capability to the expectations of the client.

Build on and off site consortia to develop off the shelf, turn key propositions utterly compelling to, planning authorities, clients and end users.

Facilitate client organisations and their supply chains to explore their current state and to realise value through the application of end to end flow, process improvement, integrating off site solutions where there is a robust business case to do so.

We have a highly skilled and versatile team of improvement professionals, who've operated at director level in the corporate world and dealt personally with the competitive issues you face.

Our services include education, consulting, change facilitation and training for companies that are ready to pursue innovation through every part of their value chain. It's a recipe for success that has made Total Flow one of the fastest growing and most inventive consulting organisations in the world.

Member News

Caledonian – appoint new Managing Director



Paul Hudson



Leading UK modular construction company Caledonian Building Systems has announced the appointment of Paul Hudson as Managing Director. Paul's appointment is part of a pre-planned succession from Dave Turnbull, who has headed Caledonian as Managing Director and Chief Executive since 2001.

The appointment sees Paul taking responsibility for the entire Caledonian Group in the UK, including its sister company Modular UK. Since 2008, he has been responsible for driving the business forward within the residential and hotel sectors and on its work with the Ministry of Defence – key sectors of specialisation for the company. Prior to this, he spent four years in the role of Commercial Director for the company.

Paul has over 20 years experience in the construction market, almost 10 of those in the off-site sector, specifically in steel fabrication and working on major construction projects.

Dave Turnbull will continue to play a vital role within the company and will focus on the strategic custodial sector, as well as being involved in business development activity.

Paul Hudson comments: "Caledonian has established itself as a leading force in off site construction and I am delighted to be taking on this new role within the company. Clearly the construction industry continues to face challenging market conditions but we have demonstrated our abilities to deliver excellence on leading edge, large-scale building projects – the Ministry of Defence's Project SLAM, for example – across a wide range of sectors. The future looks very exciting for us, and my focus is to maintain and grow our high levels of service, quality and delivery within our existing client base, as well as to support existing and new clients in winning business".

The appointment is with immediate effect and all other management positions remain unchanged.

Caledonian Building Systems Ltd. is the UK subsidiary of Michigan-based Champion Enterprises, Inc. is a leader in factory-built construction, operating 23 manufacturing facilities in USA, Canada and the United Kingdom.

Caledonian, based in Newark, Nottinghamshire, specialises in steel framed modular construction of prisons, military accommodation buildings, hotels and residential buildings.

**For more information please visit:
<http://www.cbuildings.co.uk>.**

Discovering offsite tour – Howick feedback



A small but enthusiastic group attended Henrob's manufacturing plant in Deeside where Howick in conjunction with Henrob and Vertex presented an end to end solution for steel frame design and assembly.

Combining the three companies technology to demonstrate how a buildings structure can be made from a 3D model of the building that includes all the framing, cladding and costing information to allow the construction on the building to be done in the most efficient and sustainable way.

After viewing the design process the attendees were able to see the sample panels produced from a Howick machine before fixed together with Henrob's unique Self Piercing Rivets using their E Frame tool that rivets both sides of the frame simultaneously to eliminate the need to turn the frames.

This was followed by a tour of the Henrob plant where all their tools for construction and the Automotive Industry (Henrob's main customer base) are manufactured along with the rivets that are 100% inspected.

The highlights of the tour included Henrob's R&D department complete with an

operating robot from a car production line and the newly installed state of the art heat treatment plant.

The tour was finished with a look at some of Howick's new products. Including their new truss machine and rivet joint and the composite concrete flooring system Speedfloor.



Concrete printing at Loughborough

A research group at Loughborough University's Civil and Building Engineering Department, led by Richard Buswell and involving Alistair Gibb, has been inspired by additive manufacturing and developed an innovative construction process called Concrete Printing. Instead of using powder and glue they are experimenting with concrete to create large-scale building components. The process works using the highly controlled extrusion of a cement based mortar which is precisely positioned according to computer data. The team at Loughborough claims that their process has the potential to create architecture that is more unique in form, and allows structural optimisation, function integration and reduction in assembly complexity.

To see the latest from the Concrete Printing team, visit:
<http://www.youtube.com/watch?v=EfbhdZKPHro>

KIER awards £10m offsite hospital contract to Yorkon



Kier Eastern has awarded a £10m subcontract to Portakabin subsidiary, Yorkon, for the off-site construction of a new hospital building at Colchester General Hospital.

Designed by Tangram Architects, the £20m ProCure21 project is the biggest development in the hospital's recent history and will increase the Trust's capacity in time for the peak winter period. It will accommodate a new paediatric department on the ground floor and an elective care centre and surgical ward on the upper floor.

Kier is Principal Supply Chain Partner appointed by the Trust under the ProCure21 framework to provide the new facility. Yorkon is manufacturing and fitting out the building off site in York and will install it in two phases to allow an existing ward facility on the site to remain in use for longer.

Commenting on the project, Andy Knowles, Project Manager at Kier Eastern, said "The new building has to be fully operational to provide the bed capacity required for the Trust's peak winter period. This has significantly reduced the time available for



construction. There is also very little space for the storage of materials and equipment and the building footprint actually exceeds the site until the roads are reconfigured.”

“Taking an off-site approach for the project was the ideal solution, and we estimate it has reduced the programme by around six months. We visited the Yorkon production centre and one of their completed hospital schemes and were impressed with the quality and approach.”



“The project is a prime example of the advantages of off-site manufacture – providing a fast track site solution, safer working conditions and a considerable reduction in waste to landfill.”

David Johnson, Director and General Manager of Yorkon, said “This is one of the most challenging healthcare projects we have undertaken to date. The shape of the site demanded a very complex modular layout, this is a highly constrained and congested site and there is only short window for construction.”

The new Yorkon pre-installed concrete floor will be used in all 148 modules – the first time this latest technology has been used for a complete building. The high performance floor is an innovative modular solution for high traffic areas and to accommodate sensitive hospital equipment.

Due for completion in autumn 2010 after just seven months, the building will have deeply articulated façades finished in a palette of materials, including white render,

vertical bands of rainscreen cladding and curtain walling, for an attractive appearance. A key feature is the layout of the four-bed bays which provides a window for each bed space.

For more information visit:

www.yorkon.info

or contact Joanne Bridges on:

jbridges@bridgescommunications.co.uk

or tel 01489 570898

Yorkon launches new design tool to help architects and contractors design for offsite

Award-winning off-site specialist and Portakabin subsidiary, Yorkon, has launched a new version of its highly successful interactive design tool to help architects and contractors work with off-site construction.

Since the tool was first developed in 2007, more than 2,000 copies have been issued and are now in use. As part of the new edition, Yorkon carried out research with users to further improve this valuable tool.

The new guide is downloadable from the Yorkon website for the first time (www.yorkon.info/designguide), and now features:

- 3D Autocad blocks of building elements
- the high performance pre-installed concrete floor option for areas with high footfall, heavy loadings or sensitive equipment
- a video that illustrates how a modular building is assembled on site
- new navigation to make the tool even easier to use
- additional technical and specification information
- new images and building examples
- options for staircases and lifts
- options for module configurations.

The Yorkon design tool helps architects and contractors develop a building design for a specific scheme using off-site construction, and produce faster and more accurate project drawings.

Commenting on the new version, David Johnson, Director and General Manager of Yorkon, said "In order to maximise the benefits of off-site construction, it is critical that specifiers develop a good understanding of the system and the process from the outset. The Yorkon design guide was developed to facilitate this process and is just one of a series of initiatives to help address this requirement."

The first edition was incredibly well received by architects and contractors alike and is now widely used. However, as part of our continuous development programme and commitment to innovation, we have updated the guide to make it even easier to use, and to reflect our latest product developments and design options, such as the award-winning high performance concrete floor."



The Yorkon approach to off-site construction delivers quality buildings for a wide range of applications in a fraction of the time of site-based building methods and with the assurance of completion on time and on budget.

Its steel-framed modular solutions provide the additional benefits of unrivalled design flexibility, improved safety on site, reduced waste, enhanced thermal efficiency and less disruption during construction.

Options for the Yorkon building system now include:

- one of the highest performing floors for any modular building, achieving a point loading of 7kN and a uniformly distributed load of up to 9kN/m²
- low and zero carbon technology, such as ground and air source heat pumps, biomass boilers, passive ventilation and rainwater harvesting
- the widest range of cladding, roofing and glazing options for enhanced aesthetics and architectural variety
- buildings up to six storeys high with clear internal spans of up to 12m.

To download a copy of the new design guide visit: www.yorkon.info/designguide or for further information call: 01904 610990 or email: info@yorkon.com

YORKON completes its most northerly building project – a 13,000sqft supermarket for Tesco

Off-site construction specialist and Portakabin subsidiary, Yorkon, has completed its most northerly building project – a new interim supermarket for Tesco in Kirkwall, the capital of the Orkney Islands.

The project involved delivering 26 purpose-built supermarket modules by road from the Yorkon production centre in York to Aberdeen, where they were transported by sea in three shipments to the cargo terminal in Kirkwall. A 500-tonne crane was then used to install the building modules on



site in only three days, ready for the final stages of fitting out, stocking and commissioning of the store.

Working closely with main contractors Barr Construction, Yorkon was able to reduce the build time on site to just three weeks, minimising any disruption to Tesco customers.

The interim store will remain open for up to 20 weeks while the adjacent existing Tesco supermarket in Kirkwall is demolished and replaced with a larger 25,000 sqft scheme. The interim store will then be broken down to its modular components and relocated to another Tesco site for use as either a permanent or another interim supermarket.

Commenting on the Orkney project, Stephen McEwan, Tesco Store Manager, said “The principle of off-site construction works very well for Tesco, particularly on constrained sites and in locations with such challenging logistics as Orkney. The store has the look and feel of a permanent store, and we have had very positive feedback from staff and customers since it opened.”



“The modular solution has allowed us to reduce the cost of providing a temporary supermarket, because it will be relocated to another site when the new Orkney store has been completed. The project went very well and involved an impressive team effort from everyone involved.”

David Johnson, Director and General Manager of Yorkon, said “As well as being our most northerly building project, this scheme was also one of our most challenging. We had to work to a very tight

manufacturing programme in order to meet the shipping schedule, and the site was highly constrained as the existing store remained open throughout construction.”

“Built to permanent standards, the interim modular store ensures there is no compromise in the customer’s shopping experience while an existing store is redeveloped.”

The store, which has a retail sales area of 10,000 sqft and back of house areas of 3,000 sqft, is a new modular supermarket design that Yorkon has developed with Tesco. It has now been used in a number of locations, including Workington following the Cumbria floods where the store was open and trading after just 13 days on site.

The store design is almost three times the size of the Express convenience stores manufactured by Yorkon for Tesco, and has been engineered to minimise the number of internal columns for maximum clear spans. Facilities include an in-store bakery, frozen food and chiller sections, office, store room, staff facilities, plant room, cleaner’s area and bulk storage.

Yorkon has worked with Tesco for the past 10 years, delivering more than 170 projects, which include 150 Express convenience and petrol filling station stores, and is the UK’s market leader in off-site construction solutions for the retail sector.

UK first for Skanska – first ModernaHus project announced

Skanska today announces it has signed a contract with Notting Hill Housing worth £13m to construct its first ModernaHus development in the UK. ModernaHus is Skanska’s low energy, MMC residential solution and for many years, the company has been delivering this pioneering residential platform in Scandinavia. During the last two years, the Skanska UK team has been developing ModernaHus – which

has achieved Code For Sustainable Homes level 4 to meet the growing need for affordable, sustainable, high-quality housing in the UK market.

This first project, which comprises 108 residential units, will be constructed on a site in Coldharbour Lane, Brixton, London. The new development aims to rejuvenate the site, which has previously been occupied by a meat wholesalers, a derelict bakery and a car park. The development includes 108 affordable homes over two separate buildings offering, one, two, three or four bedrooms offered to tenants over a mix of shared ownership and social rented properties.



Key elements of the development:

- all apartments will be 44 per cent more energy efficient than standard homes and will help to reduce carbon emissions throughout operation
 - a well insulated building envelope combined under-floor heating system will not only save tenants money on heating bills, but also help to combat climate change
 - central biomass boiler feeding site wide district heating scheme
 - to the rear there will be provision for eight disabled car parking bays and cycle storage for every apartment. extensive landscaped gardens will be provided for use by all residents within the landscaping scheme, there is also the provision for allotments, so residents will be able to grow their own food
 - most apartments will have access to either a private terrace or spacious balcony
- inside, the rooms are spacious and finished to a very high specification with plenty of room for storage the use of efficient fittings will mean that less than 105 litres of water per person per day will be used (in typical homes this can be as high as 212 litres)
 - the development will be constructed using modern methods of construction, sited on piled foundations. Many elements of the apartments are being created in the factory environment before being delivered to site for installation thereby aiding site safety and product quality and finishes. These include:
 - 665 concrete wall panels and 239
 - concrete floor panels
 - bathroom pods complete with floor and wall finishes
 - cast-in services
 - triple glazed factory finished windows.

To construct this project, Skanska is putting together an in-house team, which includes expertise in construction, piling and foundations, and mechanical and electrical installations.

Demolition of existing buildings to make way for the new development has begun with main construction due to start Spring 2010 and completion of the project scheduled for October 2011.

Commenting on the award, Mike Putnam, Chief Executive of Skanska UK, said "I am delighted we are announcing the first ModernaHus project in the UK. This success is the culmination of much research and development over the last couple of years to develop a solution, which not just meets, but exceeds criteria for housing developments in the UK and delivers a truly sustainable residential solution. We look forward to working with Notting Hill on this exciting project.

John Hughes, Development Director at Notting Hill Housing, said "We are delighted that Skanska has chosen to deliver this UK

industry first with Notting Hill Housing. With inevitable cuts to the housing budget ahead, the UK building industry can learn a lot from this green, Swedish housing concept. It's eye catching, it's quick to construct and it's substantially cheaper to live in than the standard housing being built in the UK today."

Skanska UK

Skanska UK is a construction services business with operations in building, civil engineering, utilities and infrastructure services, piling and ground engineering, design, mechanical and electrical, hard and soft FM, PFI/PPP, ceilings and decorative plasterwork, steel decking and communities, which delivers ModernaHus, Skanska's low energy MMC residential solution.

Our business model is to integrate our core disciplines to deliver project solutions across our chosen market areas. By integrating all disciplines and working together with our clients, our partners and our supply chain, we make a real difference to the way construction is delivered.

Backed by the financial strength of our parent, Skanska AB, we focus totally on our customers in the UK, understanding their needs. We combine this with a "can-do" mindset to get it right first time. By continually improving the service we offer and delivering on safety, environment, quality and performance – our clients see us as the first choice of partner.

Our ability to demonstrate real responsibility to the people, organisations and environments in which we work attracts the next generation of talent who want to make a real difference.

We employ around 5000 staff and undertake over £1.4bn of work each year. All operating units have certification to the management systems ISO 14001, ISO 9001 and OHSAS 18001 and work strictly in accordance with the Skanska Code of Conduct.

Skanska UK is part of Skanska, Skanska is one of the world's leading project development and construction groups with

expertise in construction, development of commercial and residential projects and public-private partnerships. The Group currently has 55,000 employees in selected home markets in Europe, in the US and Latin America.

Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's sales in 2009 totalled £11.4bn.

Notting Hill Housing:

- has been delivering vibrant urban regeneration and new developments in London since 1963
- manages over 25,000 properties across London and South East England
- has helped over 3,500 people get their foot on the property ladder
- runs award-winning employment programmes to get people in to work
- works inspirationally with young people so they can fulfil their potential
- the group includes: Notting Hill Housing Trust, Notting Hill Home Ownership, Notting Hill Commercial Properties and Notting Hill Developments.

In 2009, Notting Hill Housing Group grew by 26% when Presentation, Croydon People's and Pathway housing associations joined the Group.

For more information visit:
www.nottinghillhousing.org.uk

Britspace framework success

Britspace is once again leading the way forward in offsite manufacture by securing a three year Education Leeds framework agreement with Leeds City Council worth up to £40m.

Following a rigorous application and assessment process, the scheme will see



up to 17 schools built within the next year alone, equally split between the three main contractors approved by the framework.

Britspace's bespoke approach to offsite manufacture gave the client a cost effective solution whilst retaining the look and feel of a traditional build project.

The Britspace ethos towards construction is to approach every project with both methods of construction working in harmony together to achieve the best solution for the scheme, over the last 12 months Britspace has proven that just because the client is using offsite methods the development should still look and feel traditional.

Able to replicate traditional schemes in terms of layout, appearance and specification made Britspace stand out from the crowd whilst giving the Council the added benefits of offsite manufacture, including guaranteed programme, quality and cost assurances.

This contract award by Leeds City Council of the three year Modular Framework proves first and foremost Britspace's desire to build schemes that complement the existing school and not compromise it's character, working alongside a well established independent architect each scheme will be individually tailored to meet the modern day educational requirement and fit naturally into its community.

For further information on the solutions Britspace provides for the education, healthcare, residential, military, custodial, and commercial sectors please visit: www.britspace.com or call us on 01430 444400.

Second-stage Scarborough success!

Britspace has successfully completed the first floor extension to Scarborough Hospitals new Clinical Skills Building, the scheme started full factory production on the 15 March 2010 and was handed over early July 2010. The new extension which is situated on top of an existing Britspace built building will be used for training new graduate doctors. Internally the building is designed to replicate a fully working ward with ancillary offices, stores and consultation rooms. With the building below requiring all year round use, speed was critical to reduce the impact on the surrounding facilities. Britspace delivered and craned in all their modules over one weekend and completed all internal works within six weeks.



This scheme highlights Britspace's flexibility in design and build, key to the project was the ability to replicate the existing ground floor footprint both internally for services but also externally for appearance, Scarborough Hospital is extremely impressed with the facility and commented that the guaranteed program, cost and quality meant that in the current climate of uncertainty, the commercial risks were less and overall the project ran smoother than that of a traditional scheme.

Anne Britton and Ed McCormack, Scarborough Hospital, said "I wanted to put on record our appreciation of your sterling work during the construction of the new clinical skills training facility...your professionalism, courtesy and excellent

communication skills have been much appreciated...you have been accessible and responsive to all manner of queries and requests...it has been a delight to work with you.”

Events

Buildoffsite stakeholders event – 29 September 2010

The challenge: we all know that the health of the construction industry is inexorably linked to the performance of the wider economy. This inevitably means that over the next few years it is highly likely that investment capital for new public and private sector projects is going to be that much harder to come by and also probably more expensive to service. At the same time the performance of buildings and the associated design and construction processes will need to become ever more sustainable.

The challenge will really be on for construction businesses to become much more competitive if they are to be successful. This is likely to mean that clients along with businesses at all parts of the supply chain, will need to become much smarter in the way that buildings are conceived and procured and more certain as to the value that individual suppliers contribute to the procurement process.

This Stakeholder Debate will feature contributions from some of the UK's most expert clients and suppliers who will set out how they are responding to the new economic reality by implementing more efficient design and construction practices. They will also be identifying those aspects of the process where they will be looking for further innovations that will have the effect of bringing the process of construction more into line with the practices of leading manufacturing industries. Implementing these innovations in practice will have significant implications for the new skills and competences that the industry's work-force will require

The event will also include a contribution from Paul Morrell, the Government's Chief Construction Adviser, on the implications of the Innovation and Growth Team – emerging findings.

The programme: responding to the economic challenge – delivering step-change improvements in productivity, process efficiency, sustainability and value (full details of the programme will follow as soon as possible).

Date: 29 September 2010

Venue: BIS Conference Centre,
1 Victoria Street, London SW1H 0ET

Time: topical workshop sessions will start at 2 pm followed by the stakeholder's event at 4.30 pm – 6.30 pm. This will be followed by a drinks reception and networking.

To book please contact Anna Whiting at: anna.whiting@buildoffsite.com or call: 0207 549 3306.

Leading European Architects Forum (LEAF) event – building relationships in architecture, 8–10 September 2010



With the formidable challenges facing the industry, it has never been more important to be informed directly about opportunities and active projects within construction sector.

The Leading European Architects Forum, or LEAF, now in its ninth year, brings together leading international architects with suppliers of innovative, modern and sustainable interior and exterior products and solutions operating in Europe and beyond. The LEAF Forum offers a platform to architects and suppliers to present, share knowledge, network and most importantly to develop new business partnerships.

Through a carefully constructed programme, the LEAF model facilitates the exchange of information and ideas through pre-scheduled, one-to-one meetings, networking opportunities and conference sessions. Delegates will also be able to take part in a series of interactive workshops, panel discussions and keynote presentations.

LEAF International 2010 is the premier face-to-face business event for the global construction industry. Our market knowledge and expertise ensures that the content and focus of the event is truly representative of the current state of the industry.

For more information please visit
<http://www.leaf-forum.com>

Howick Innovation conference

The best way to learn about the latest innovations in steel framing is to see it first hand.

Howick in conjunction with Rollforming Services and New Zealand Steel are presenting the Innovation Conference in Auckland, New Zealand on 20th–24th September.

Registration can be made via
<http://www.innovationconference.co.nz/registration.html>

Wolseley – Discovering offsite tour

As part of this *Discovering offsite tour*, Wolseley will be taking the opportunity to elaborate on their approach to offsite construction. As part of the tour, there will be presentations from supply partners Frame Wise Ltd and FutureForm. The tour will finish with the opportunity for attendees to view the facilities at BuildStore.

Date: 21 July 2010

Venue: BuildStore, National Self Build & Renovation Centre, Lydiard Fields Great Western Way, Swindon, SN5 8UB

To book please contact Anna Whiting at: anna.whiting@buildoffsite.com or call: 0207 549 3306.

Attendance is free for members of Buildoffsite.



A programme of: lean project management workshops



Buildoffsite in collaboration with the Ministry of Justice and Construction Skills is delighted to announce a programme of lean project management workshops. The workshops will be delivered by Ali Mafi of Lean Thinking Ltd. Each workshop will include experience of implementation by Ministry of Justice.

Objectives

Each workshop will provide delegates with an introduction to lean project management methodology. Each of the subject areas covered will be illustrated with learning points drawn from actual construction projects for some of the UK's leading clients. The project challenges and the tangible business benefits will be demonstrated.

The workshops will provide delegates with an oversight of the following elements:

- how to focus improvement activities on the most business critical processes and clearly expose the weakest link/constraint of the system
- how to achieve substantial improvements in project performance against the three key client criteria of time, cost, and quality and to achieve these improvements simultaneously and without trade off
- where to start with the implementation of the lean project management within their own organisation.

Delivery

The workshops will be delivered by Ali Mafi of Lean Thinking Ltd. For more than 10 years Ali has been working with some of the UK's leading construction clients and their suppliers to help them deliver substantial improvements in project time whilst achieving significant reductions in overall project cost. Previous workshop sessions have collectively attracted more than 1,200 senior managers from across the client and construction community.

Who should attend?

These unique interactive workshops have been developed to connect directly with the project management needs of senior executives. The workshops will be relevant to all those involved in senior level decision taking impacting on the design and construction process including those from public and private sector clients, consultants, constructors and suppliers.

Dates: 13 July Birmingham and 20 July London

Registration fees: £295.00 per delegate place (not including VAT)

A discount of 50% of the above fees will apply to Delegates from organisations that are members of Buildoffsite and CIRIA.

To book please contact Anna Whiting at: anna.whiting@buildoffsite.com or call: 0207 549 3306.



Who are we?

- exclusively and uniquely focused on off-site construction solutions
- a network of members and associates
- a group that includes leading clients, designers, constructors, manufacturers and others
- supported by government
- focused on a shared commitment to work for a better
- construction industry through the increased use of quality off-site solutions
- committed to continuous improvement
- committed to doing things that make a difference.

What we are working to achieve

- a step-change in the take up of off-site solutions across all sectors of the UK construction industry

- an industry wide appreciation of the quality
- productivity and sustainability benefits as a result of the effective and intelligent use of off-site solution
- a robust business case for off-site solutions
- a ten-fold increase in the current size of the market for off-site solutions by 2020.

What we do

- challenging...the industry to improve quality and value
- promoting...excellence in off-site enabled construction solutions
- developing...the tools to demonstrate value
- connecting...clients and suppliers.