

Editorial October 2007



Richard Ogden - Chairman

I think that there is no doubt that the market for off-site construction products and systems is growing at a rate that few of us would have predicted even a couple of years ago. One measure of this growth is the number of suppliers to be listed in the 2007 "OffSite Yearbook" compared to the number listed last year. The list has grown from around 360 to more than 570. Another measure is the projections being offered by some of our leading contractors many of whom are now talking in terms of off-site accounting for 25% of their new build business. OK this is still a very long way from the percentage that offsite enjoys among some of our leading expert clients where off-site is already accounting for more than 50% of new build activity but it represents a fundamental shift of position in the market place.

In some ways the impressive growth in the demand for off-site solutions reflects the general level of activity within the overall UK construction industry which for the first time has been valued at more than £120 billion a year. Capital investment in support of public policy objectives for housing, health, education and infrastructure is being sustained at historically high levels and there is every sign that these benign market conditions will continue for some time to come. However, I do believe that the growth in the off-site market also reflects an increasing understanding and conviction among many clients that off-site solutions offer tangible business and project benefits which make hard commercial sense in a market that despite record volumes is starting to show signs of some significant challenges to those reliant on traditional construction methods. These challenges include shortages of traditional craft skills, rising levels of inflation and that perennial problem with traditional forms of on site construction involving irredeemably low levels of site-based productivity.

I have absolutely no doubt that as off-site construction solutions continue to increase market share we will in a number of sectors start to hit the point where the economies of factory manufacturing with site based assembly will really take off. We will then finally see some informed price and value comparison leading to significant movements on levels of productivity and on indifferent quality and reworking – all of which the client ends up paying for whether he or she knows it or not.

There are, of course, an increasing number of customers for whom factors other than first estimated price are equally or even more important. These factors include speed of construction on site, assured cost and time predictability, minimisation of construction material waste (itself a major component of the recent Department for Business, Enterprise and Regulatory Reform draft Strategy for Sustainable Construction), quality of product and greater certainty about cost of ownership. In these areas off-site solutions can deliver benefits that construction through traditional site-based methods would be hard pressed to match. I am also acutely aware that the increased use of off-site solutions has major implications for achieving a step-change in health and safety on construction sites including minimising the use of scaffolding and the risks associated with working at height. These represent an impressive and growing number of hard edged business considerations that also serve to support the case for offsite solutions.

With a few notable exceptions one area that has been resistant to off-site solutions is the new housing market. There are however, factors at work which I believe will rapidly work in favour of a new emphasis on the use of off-site solutions. Perhaps the most significant factor is the drive for new construction to use much less energy for heating. The Code for Sustainable Homes came into effect as a voluntary standard last April but is being given mandatory status by some local authorities and by English Partnerships and the Housing Corporation which will require compliance with Level 3 of the Code on all developments receiving funding in the 2008 – 2010 round of bids. Level 3 requires a 25% improvement in thermal performance over the current requirements of building regulations. At this level of performance I suspect that the requirement for cost effective construction may well push market demand



The implementation of the Code will require a major rethink in the way in which UK homes are designed and constructed"

towards the precision engineering and testing that is most likely to be achieved within a factory based manufacturing environment. Beyond 2010 the requirements become even tougher with a requirement for zero carbon homes by 2016. I have great respect for the on site construction industry but I suspect that the business reality will increasingly favour a fundamental shift in favour of off-site methods as compliance with these challenging new standards becomes ever more expensive and practically difficult to achieve on site.

This editorial piece gives me the opportunity to set out how I see the market developing.



However, what is more important is what our Members, who are much closer to the market, believe to be the case. The rest of this piece reports the views of David Johnson, the Director and General

Manager of Yorkon, in a recent press briefing:

How do you see the off-site sector developing over the next few years?

The market will continue to grow and expand as off-site construction gains acceptance as a

mainstream method of building skills shortages are still an issue in the building industry. Off-site is helping to address this by having a permanent, highly skilled labour force. More elements of the build process will move off site into the factory, allowing better quality and faster programme times. These elements include pre-installation of claddings, M&E services, automatic doors, shop-front glazing for retail applications, greater levels of internal fitting out and prefabricated lift shaft structures.

What are the most significant benefits and challenges facing the off-site sector?

The biggest challenge has to be sustainability – this is a critical issue that the building industry as a whole has to address. Off-site construction can offer a number of significant benefits to help deliver more sustainable buildings with improved build quality leading to reduced air leakage and greater thermal efficiency, facilitating compliance with Building Regulations. Off-site can result in an 80 per cent reduction in material waste than equivalent site-based building methods. Yorkon has achieved a 50 per cent reduction in waste over the past three years and 65 per cent of waste is recycled. Waste can be engineered out of the building process, for example, the disposal of packaging of high volume materials can be eliminated from the production line, and materials can be purchased in larger and more appropriate sizes because of the infrastructure in a factory.

What about Design?

Architects and construction clients are demanding greater design flexibility for off-site construction than ever before. This is driving a wider range of design options for façade treatment, glazing and roofing, and shaped modules are being introduced to achieve curved modular buildings. The challenge for off-site manufacturers is to address the perception that modular building methods do not have to be restrictive in design.

There is a need for off-site manufacturers to educate architects and contractors about the off-site process, the systems available, their respective benefits and the types of buildings they are suited to. There is a wealth of expertise in the off-site sector that the industry can benefit from.

What does the future hold for Yorkon?

Yorkon will continue to push the boundaries of off-site construction and to innovate, to produce

award-winning buildings We are currently expanding our team to help us address the growing demand for our system in a wide range of sectors

Our aim is to deliver every Yorkon building on time, on budget and with zero defects. Currently more than 70 per cent of our business is from repeat customers, which we think is a huge endorsement for our system and for off-site construction in general.

David has shared with us the views of one of the most respected manufacturers in the sector. A company I contracted with for very many years. I agree with everything that David has said. Does this mean that Buildoffsite is complacent about the future? No of course not there is so much more for us to do particularly in spreading the message, in promoting awareness of developments in off-site solutions and in making a real difference in terms of knowledge sharing and facilitating collaborations in support of improving market confidence and providing a forum in which those who want to drive innovation and continuous improvement both domestically and internationally can come together. We have a long way to go.

New Members

CAPITA SYMONDS

Capita Symonds is one of the UK's largest and most diverse multidisciplinary consultancies operating in the building design, civil engineering, environment, management and transport sectors. With over 3,700 staff in 45 UK offices we offer an unrivalled scope of services and a unique blend of professional and technical skills to schemes of all types and complexities.

We are a company built around success - your success and ours.

At the heart of everything we do is our belief in being a company that shares mutual success with clients through developing successful people, delivering successful projects and maintaining successful performance year on year.

Capita Symonds provides a broad range of professional and technical expertise in the building design, civil engineering, environment, management and transport markets. We work on many of the largest property and infrastructure schemes across the UK and overseas.

We also have a number of ground-breaking strategic partnerships with a number of local authorities across the UK.

Working on key projects as part of a Capita Symonds multidisciplinary team or as a single

discipline our designers, engineers, surveyors, planners, managers and consultants are leading experts in their field, working with a wide range of clients and stakeholders to deliver successful projects.



FDUK is part of the Fleming Group, operating from Southampton, their vision is to become the UK's leading 'OSM' developer.

Working in both the Public & Private sector, they provide exceptional living spaces of high quality, predominantly in the high rise apartment market. Over 70% of the development is provided through Modern Methods of Construction and 'off-site' techniques, giving them a leading edge solution in the off-site market.

For further information visit :

www.flemingdevelopments.co.uk



Fusion Building Systems UK have been operating in the UK since 2004 and have been building a reputation for being an innovative and progressive provider of light gauge steel frames for various sectors within the construction industry.

They operate across the UK working for the likes of Inspace, Lovells, Paul Newman Homes and are rapidly expanding.

Their unique stiffTm system incorporates insulation within the panels and as the demands of the sustainability code are introduced Fusion see themselves as ideally placed to capture more market share.

For further information contact :

clarkr@fusionbuildingsystems.com



Vision Modular Structures are manufacturers of steel framed volumetric modules.

Their unique system incorporates steel framing and solid concrete floors to give a robust and self-supporting structure to form living spaces within all types of residential accommodation.

From their base in Cork, they are rapidly expanding and are now supplying into the UK.

The system offers a number of benefits in terms of faster construction, improved quality and reduced

waste and VMS aims to firmly bed itself in the UK off-site market.

For further information contact :
info@visionmodular.com



Pre-manufactured homes sought in Canada

The Staircase Group, one of Buildoffsite's newest members has been awarded the contract for the provision of affordable homes within both Calgary and Edmonton, Alberta. Formed approximately 12

months ago The Staircase Group is a Singaporean group based consortium lead by affordable housing expert, Stephen Hurford of Hurford Salvi Carr, one of the City of London's most pro-active firms of development consultants and marketing agents. The mandate is to provide properties quickly and on budget and delegations have visited pre-manufactured companies in the Far East and China. However, it is hoped that the contract can be fulfilled with UK entrepreneurialism due to the similarity of building codes between the two countries.

Funded by two of the leading UK banks, The Staircase Group are looking to build the first phase totalling 250 units in Edmonton as part of a major regeneration exercise currently being organised by the City Administration. The design is for a clean modern development of flats in 4 separate blocks, clustered around a central piazza garden under which 2 floors of car parking and a central concierge office will be provided. The blocks will range between 4-6 storeys and will house a children's nursery and gymnasium.

Within Calgary the development proposals comprise a single 18 storey tower in the heart of the down town area of the city within walking distance of the famous stampede arena.

Inspiration for this building has come from the Iconic Lippo Building in Hong Kong.

Pre-manufacture in Canada has been an established method of construction for many years but restricted principally to detached and row housing. The Staircase Group's proposal will break new ground both in terms of architecture, specification and environmental issues. The buildings will become a landmark which will set new standards across Alberta for affordable housing.

Following the first two schemes further sites have been allocated by the City of Edmonton for a total of over 10,000 units and it is hoped that Buildoffsite will assist with this mammoth project, which should run for the next five years. For further details please contact: Stephen.hurford@h-s-c.co.uk



WOLSELEY

Wolseley has strong national businesses that meet customer needs in 28 countries across two continents.

Around 78,000 people working in around 5,000 branches can call upon the services of Wolseley's expanding network of distribution centres to maintain the supply of products to our branches and our customers.

Around 78,000 people working in more than 5,000 branches

At the point of sale, our customers benefit from a product range and back-up levels only a truly international business partner can supply.

The Group's strength is to operate strong national businesses in home markets, retain local brand superiority and continually exceed customer expectations through wider product ranges and superior service

Wolseley plc is the world's largest specialist trade distributor of plumbing and heating products to professional contractors and a leading supplier of building materials in North America, the UK and Continental Europe. Group revenues for the year ended 31 July 2006 was approximately £14.2 billion and operating profit, before amortisation of acquired intangibles, was £882 million. Wolseley has around 78,000 employees operating in 28 countries. Wolseley is listed on the London and New York Stock Exchanges (LSE: WOS, NYSE: WOS) and is in the FTSE 100 index of listed companies.



The development of the Buildoffsite Registration Scheme has progressed to the completion of the benchmarking phase of the offsite sector, as a result of the successful completion of the pilot

assessment of Terrapin, against the following scopes of work:

- Design
- Manufacture
- Construction

Terrapin will be awarded the first Buildoffsite Registration Certificate at the OSC Awards Dinner, to be held on the 30th October, where Lloyd's Register EMEA (LR), the scheme operator, will be presenting both the certificate and the Gold Award for Offsite Excellence, which will represent the culmination of the awards ceremony.

The purpose of the scheme is to introduce a technical rigour into the evaluation process such that client organisations can be confident that Offsite Service Providers, registered under the scheme, will competently and safely deliver a consistently compliant product or service. The technical evaluation process, leading to scheme registration, has been enhanced by the partnership established between LR, BBA and the SCI, depicted by the scheme logo.....



The scheme is also designed to enable the registered Offsite Service Provider to realise commercial benefit, as well as marketing and promotional benefit, through being benchmarked against good practice, and the provision of a road map to best

practice. The scheme has attracted considerable interest amongst Buildoffsite members, where the potential business performance benefits, linked to registration, have been recognised.

The scheme will be launched at the Buildoffsite 'member to member' event due to take place at the LR London offices on the 7th November 2007'.

Member Profiles



'MODULAR MAN' RETIRES AFTER 40 YEARS

Keith Blanshard, Director of Yorkon, retires this month after more than 40 years spent pioneering off-site construction.

Nicknamed 'Modular Man', Keith has been a high profile ambassador for the modular industry since he was involved in setting up the award-winning

Portakabin subsidiary, Yorkon, in 1986.

Keith joined the Portakabin Group in 1970 as a Production Engineering Planner, has held a variety of sales, commercial and operational roles and headed up off-site specialist, Yorkon, for 20 years. He has worked with numerous professional bodies and institutions, is a renowned and often controversial conference speaker, and has given evidence on behalf of the modular industry to a House of Commons Select Committee.

His contribution to the off-site sector and to the construction industry was recognised with the award for Personality of the Year at the Specialist Contractor Awards in 2005.

Commenting on Keith's retirement, David Johnson, who is now Director and General Manager of Yorkon, said, "Keith has played a hugely important role in pioneering off-site construction in every sector so that it is now seen as an effective and mainstream alternative to traditional site-based building methods. He has spearheaded our work with some of the UK's leading architects to prove the case that modular construction can produce exciting, inspirational and permanent buildings that delight."

"Keith's enthusiasm for a challenge and drive for innovation has led Yorkon to break new ground in every sector and achieve numerous industry firsts, awards and accolades. His commitment and passion for off site is unsurpassed and we are looking forward to building on his achievements of the past four decades."

"As a business, we are wholly committed to design and innovation to ensure Yorkon remains at the forefront of the industry, and to forming long-term partnerships with blue chip clients such as Tesco, main contractors, architects and consultants. This is in the context of the biggest issue now facing the construction industry – sustainability, and the team we now have is well placed to meet the challenge." Keith retires this month and will return to the Portakabin Group in a strategic consultancy role from the autumn.

David Johnson joined Yorkon in 1988 as Commercial Manager before becoming Operations Manager. He was appointed Managing Director of sister company Foremans Relocatable Building Systems in 2002, and returned to head up Yorkon as Director and General Manager.

Yorkon provides modular buildings in sectors as diverse as supermarkets, offices, hospitals, airports, restaurants and schools. Benefits of its highly sustainable approach to construction include programme times reduced by up to 50 per cent, certainty of delivery on time and on budget, less disruption and enhanced thermal performance.

Nick Whitehouse

Nick has recently announced his “retirement” after 30 years with Terrapin. In this piece Nick shares some memories of his career to date and his plans for the future,



History

I graduated from Sheffield University with a degree in Architecture in 1963 and went to work for Nottinghamshire County Architects Department under Henry Swain, the County Architect. Henry believed

passionately in the social contribution that architecture could make and also in the efficiencies that pooling demand and managing the supply chain could bring to the public estate. Henry’s influence has stayed with me throughout my career. Nottinghamshire were members of a local authority consortia with a rationalised supply chain of contractors and suppliers. I worked on education and joint use provision projects before joining Project RSM (Research into Site Management). RSM was set up to investigate efficiencies and effectiveness at the design construction interface. A direct works unit was used and feedback of costs, design issues and innovations to the Department was virtually immediate. The Architect designed and constructed his own project using the construction team. It was a steep learning curve as a young, inexperienced Architect but it was very enjoyable and rewarding to see the project through the whole process and the lessons were immediate. I left Nottinghamshire in 1973 to join Secometric Limited as Company Architect. Secometric manufactured timber framed buildings and wished to extend the scope of their activities into larger projects. We developed the framing process and introduced mechanisation to improve efficiency. A small design build department using system components undertook a variety of interesting and successful projects. My interest in the whole construction process had, by this time, been stimulated through experience gained in design, manufacture and construction.

In 1977, I joined Terrapin as Group Architect. At the time, Terrapin was suffering from a decline in its traditional marketplace. It had invested in developing new structural techniques using cold rolled steel sections. A consultancy team had established the principles and the R&D project needed to move swiftly to a commercial success. Matrex was born. The initial concept of selling a system from a catalogue enjoyed little success. An industrial unit was developed out of the system

which could be sold or hired. This enjoyed some success. It was not until a design and build service was offered that good commercial progress was made and significant projects designed and built. The design and build function initially grew out of the R&D department providing design and the contracts department providing commercial and construction expertise. Some significant projects were built during this period and the innovation was recognised by the technical press. Graham Vickers in World Architecture reviewed Terrapin’s activities and recognised the architectural merit of the Matrex approach. Of NW, he was described as the last unreconstructed system building man. At the time, I am not sure that it was a compliment but it described my philosophy to the construction process. A philosophy I still retain.

Martin Pauley, in his book *Theory and Design in the Second Machine Age*, recognised the design approach of Matrex and was excited by the technology transfer from heavy vehicle chassis design and the Matrex structure plus the composite cladding panels (SIPS) derived from freezer truck technology. Again, I retain interest in technology transfer and innovation.

I was made a director of Terrapin Limited in 1984 and Chairman/Managing Director in 1996. During this period, I gained considerable and varied experience through Terrapin’s wide ranging activities and the strength of its brand in the market. It was exciting, stimulating and enjoyable. Existing overseas licensees were visited; R&D programmes produced innovative projects and processes which in turn resulted in a number of worldwide patents and new licensees. Terrapin products continuously improved as did the image and brand recognition of the company in its sector for providing good quality and value products. This success resulted in a number of high profile projects, the latest of which all demonstrate team working, value and performance.

Over the years, I have tried to act as an ambassador for the Terrapin Group and the Off Site sector. Part of this activity included serving on various RIBA Government and trade association committees. I have tried to encourage cross sector working and to move off site manufacture into the main stream of construction. There is still a lack of understanding of products and processes amongst the traditionalists in construction. Lightweight frame structures can be high performing and versatile and well suited to current requirements for efficient design, manufacture and construction. The increasing drive for energy and resource efficiency as anticipated in zero carbon buildings will favour this approach to product and process. The Buildoffsite/Lloyds/BBA registration scheme

recognises this need for increased maturity in managing risk in construction and the control of total process from inception to completion. Terrapin have acted as the pilot organisation for this new certification scheme which fits in well with the brand strengths of quality, efficiency, innovation and value. The Terrapin management team have the skills and ambitions to build on the organisation established by their predecessors and they are well placed to capitalise on the growth and maturity of the sector.

Where Now

I wish to continue to serve the sector and, in particular, act as an ambassador for Terrapin and Buildoffsite with the objective of helping them achieve further success. There are some interesting developments and opportunities associated with delivering carbon neutral buildings. This should encourage innovation of product/process and in the supply chain, all of which are close to my personal interest. I look forward an exciting contribution over the next few years.

List of Buildoffsite Activities 2007 / 2008

28 September 2007

– Partnership for Health event, Salford

10 October 2007 – Meet the Client – The Staircase Group (Canada)

16 October 2007

– Apex Wiring Discovering offsite tour

30 October 2007

– OSC dinner for offsite awards, Birmingham

7 November 2007

– Member to Member Networking (in partnership with BEX), London

14 November 2007

– Spot light on offsite, ICE 1 Great George St – Mtech joint event

23/24 January 2008

– Leaf conference (in partnership with Buildoffsite)

26–28 February 2008

– Futurebuild, Earls Court, London

5/6 March 2008

– Members to member / Future members (in partnership with BEX), Solihull

23-25 June 2008

– BEX, Valencia

Forthcoming events

Date TBC – RISK event

Date TBC – Decennial insurance event (building insurance covering any possible risk, Already law in France & Belgium) (Griffiths & Armour)

Meet the Client – ODA

7 -11 April 2008 – Toyota / Sekisui Japan Visit

Future events

2008 - Site visit to Laing O'Rourke's factory in Germany – Date to be agreed.

2008 - Swedish visit in partnership with Skanska (Nick Pollard) – Date to be agreed.

2008 - M+E Event 'Future's day' – Date to be agreed.

2008 Discovering offsite tours with :

Acer metric

Britspace (March and Sept 2008?)

Terrapin

Framing Solutions

Van Elle

Crown House – possibly November 07

Loughborough University

Wolseley



Successful first year for Buildoffsite's offsite e-zine

Buildoffsite's free monthly off-site industry e-zine has been arriving in 'in-boxes' for a year now, in which time readership has increased five-fold. Featuring news and views from the UK and around the world, it informs and updates readers of the latest projects, manufacturing investment, MMC, new developments, examples of good design, events, industry awards and exhibitions. The news content is hosted on the buildoffsite web, and includes a fully searchable archive. The latest addition to the e-zine is a members'

news section which features news from buildoffsite members. If you are interested in submitting relevant news, information and announcements, email the editor: press@buildoffsite.com

We are currently offering opportunities for organisations to get their message out to our offsite-focused readership, via sponsorship and advertising within the e-zine and website. This will also ensure that the e-zine can remain free-of-charge and enable future improvements and a broadening of its scope.

Standard sponsorship and advertising packages are available on request.

Favourable positioning and rates are available to buildoffsite members.

We are also happy to discuss customised packages to suit your needs.

To find out more about sponsorship and advertising, contact James Milne on **020 7549 3342** or email press@ciria.org

To sign up free to the monthly e-zine, visit www.buildoffsite.com/news.htm



23 January 2008 Royal Horticultural Halls, London

A new revolution in architectural innovation is on the horizon. If your practice is at the cutting edge of architectural design and has what it takes to create the next great iconic building of the 21st century, then attendance at this event is essential. A world class line up of speakers will reveal ground breaking case studies, never before seen technologies and an insight into what is next for design practice. Through a series of presentations and panel discussions, this is a unique opportunity to listen, learn and discuss the latest developments that look set to redefine not just the home and workspace, but the community of the future. This OSC programme goes far beyond 'an architect's guide to offsite', but rather takes you out of your comfort zone, with the potential to change the way you and your practice move forward:

- unlocking modern methods of construction and discovering design for manufacture.
- Designing for legacy is there an OSC exemplar in the world with iconic status?
- The latest case studies revealing OSC/MMC solutions within both private and public projects
- Designing for certainty of time and cost
- New legislation what this means for architects
- Facts, figures and future trends
- Designing for a sustainable future
- Mitigating risk health and safety using OSC/MMC

Plus: Discover new technologies that look set to make their mark on the design build marketplace and find out what the house of the future might look like.

Speakers will consist of senior level executives with invaluable experience in OSC and MMC methods from leading organisations, such as:

- Jonathan Fenton Jones, Global Procurement and Sustainability Director, Gazeley Ltd
- Sunand Prasad, President, RIBA
- Nigel Barnes, VP Global Project Management (ECTM), GlaxoSmithKline
- Chris Farrah, Chief Architect, Department of Health
- Martin Wood, MD, Bryden Wood Associates
- Mukund Patel, Deputy Director, School Capital, Department for Education and Skills, UK
- John Miles, Main Board Director, Arup Group
- Bernard Williams, Bernard Williams Associates (BWA)
- Alistair Gibb, Professor of Construction Engineering Management, Department of Civil Engineering, Loughborough University
- Stephen Taylor, Principal Specialist Inspector, Construction Division Technology Unit, Health and Safety Executive



Are you ready for Futurebuild?

Brace yourselves! Futurebuild, is back at London's Earls Court on 26 – 28 February 2008 and already it's promising to be the most innovative and exciting event for offsite in next year's calendar.

The biggest annual event for offsite and innovations in construction, Futurebuild offers a wealth of opportunities for learning and making contacts through its programme of 75+ free seminars and 3-day conference delivered by 500+ speakers, and its extensive exhibition showcase which features leading names such as Corus, Stewart Milne, Kingspan Offsite, Yorkon and hundreds more.

New for 2008!

The positive impact that offsite techniques and products can have on achieving zero carbon are showcased in new visitor attractions, the Zero Carbon House and The Road to Zero Carbon.

The Road to Zero Carbon will comprise a series of external wall elevations, each constructed to reveal how different combinations of superstructure, insulation and cladding can achieve a low carbon



outcome. Demonstrating the variety of materials and methods possible – timber frame, SIPs, steel, masonry and natural materials – and with expert advice on hand, visitors will be able to compare the systems and understand the innovative features, and the benefits, of each. Structural engineers, Techniker and sustainability experts, Max Fordham are consultants to the project.

The Zero Carbon House at Futurebuild will be a full-size installation, stripped back to reveal the anatomy of the building, the design features, products and solutions which combine to make zero carbon housing a reality now. Visitors will be able to tour the entire structure and learn about the materials used, its systems and energy performance as well as the pre-fabricated timber frame panels that will make it possible to complete the entire structure in just three days ready for Futurebuild! Key contributors to the feature include Bill Dunster Architects and GreenCarbon Plc

The Great Debates

Another high profile addition to Futurebuild's packed programme is the Great Debate and keynote series in which experts take to the stage to present their case on the most pressing and controversial topics challenging the construction sector – amongst them Offsite. On target? And Zero Carbon – how low can you go? – and go on to face the scrutiny of co-debaters and questions from the 250-strong audience.

Offsite also tops the bill in several key seminar sessions which focus on improving sustainability through innovation, including Future Schools: Innovation and Zero Carbon and The Sustainable Supply Chain along with many more that demonstrate the crucial role that offsite plays in delivering the UK's exacting housing targets.

Entry to the exhibition and seminars, including the Great Debates, is free and also gives you access to the Ecobuild and Cityscape events which take place at the same time.

Register for more information at www.futurebuild.co.uk or call +44 (0) 207 153 4569.

Cameo case studies

Cameo update report

The Buildoffsite Cameo Case Studies are a major reference set of examples of construction projects which have incorporated significant elements of offsite construction.

Since the last Newsletter we have uploaded a further 18 Cameos which increase the Cameo library to 167. The majority of the new cameos fall into the Education and Healthcare sectors.



There are an additional 12 Cameos under preparation which we will finalise in the next month or two. If you have any suggestions for future Cameos or you have a marketing department which produces case study information then send them to us for possible inclusion in the Buildoffsite Cameo library. For more information, contact either Chris Chiverrell – chris.chiverrell@buildoffsite.com or Anna Whiting anna.whiting@buildoffsite.com

BRE Innovation Park

BRE's Innovation Park features six demonstration properties showcasing Modern Methods of Construction (MMC) and over 200 different innovative and emerging technologies. Since its opening the Park has attracted over 14,000 visitors as well as VIP guests including HRH Prince of Wales and leading Government Ministers. Further buildings are planned for the site with the most recent announcement that Barratt Homes will be building a Code Level 6 demonstration house.

To arrange a visit contact the Innovation Park on **0845 22 32 966** or email innovationpark@bre.co.uk



Offsite Awards at the Motorcycle Museum 30 October



Offsite Construction Magazine Awards 2007 shortlist

Best Use of Concrete

Sponsored by: British Precast

Bell & Webster - University of East London
Bison - SportCity, Manchester
Buchan/BDP - University West England, Bristol
Hanson Structherm - Primrose Hill Project
King Shaw Associates/Scott Wilson - Innovate Green Office
Panablok - Plymouth Grove

Best Use of Steel

Sponsored by: Henley Building Solutions

Barr Gazetas - The O2 Entrance
Caledonian - The Paragon Project
Elements Europe & LSFS - SolopodST/Strucmet Elite
Kingspan Off-Site - Unity Tower, Liverpool
Terrapin - Colchester Garrison
Urban Space Management - Pinchin Street

Best Use of Timber

Sponsored by: Combilift

ecoTECH - Innovation Park House
Kingspan Off-Site - The Lighthouse
Panaloc - Bespoke Timber system
Satellite Architects - Percy Street
Stewart Milne - SIGMA Home
Van Heyningen and Hayward Architects - RSPB Environment & Education Centre

Best Offsite Housing Project

Sponsored by: TBA

Vent-Axia, Schneider Electric & Thorn Lighting
Churchill Hui - SmartLIFE
Corus Kalzip - Project SLAM
Hanson Building Products - EcoHouse and Quick-Build Walling System
Henley Building Solutions - IQFive, Birmingham
Kingspan Off-Site - The Lighthouse
Stewart Milne - SIGMA

Best Offsite Health Project

Sponsored by: Ruukki

C3S Projects - Modular buildings division
Cygnus - Alzheimer Day Care Centre, Dublin
Taylor Woodrow, NG Bailey & Panaloc - Whiston Hospital
Urban Space Management - Pinchin Street
Wernick Buildings - Hayes Cottage Hospital
Yorkon - St Mary's Treatment Centre, Portsmouth

Best Offsite Education Project

Foremans Relocatable Buildings
Early Years Centre, University of East London
Framework CDM - Dulverton SureStart & Maryland Early Years Centre
Innovare - Davison School, Worthing
Scape System Build - Mundy C of E Junior School with Derbyshire County Council
Thurston Building Systems - Askham Bryan College
Willmott Dixon - Re-Thinking School

Special Award for Innovation

Sponsored by: Van Elle

Acermetric Limited
Flat-pack frameless building system
Bubbledeck - Floating floor system
Framework CDM - Halley VI research station
Horden Cherry Lee - Micro-compact home
ModCell - Straw bale building method
Offsite Solutions - Langworthy Pod
Vent-Axia/Thorn/Schneider - Offsite connectivity
Willmott Dixon - Re-Thinking School

Off-site solutions for the Primary Health Care Sector

In the UK more than 90% of public contact with the NHS takes the form of visits to local GPs and health centres. Many of the buildings in which these visits take place are recognised by local Primary Care Trusts and other stakeholders as no longer "fit for purpose" and certainly not suitable to support the Department of Health's ambition of transferring many of the health services currently delivered only in hospitals to delivery in the Community. As a consequence the Government, through a wholly owned Department of Health company known as Partnerships for Health, is investing very substantial amounts of public money to deliver modern buildings through public/private partnership arrangements involving the setting up of Local Improvement Finance Trusts (ie LIFT Companies).

Currently 45 LIFT companies have been set up with just about 200 buildings either already completed or under construction. LIFT companies which have exclusivity within defined Primary Care Trust areas now cover more than 50% of England. Similar schemes are being developed in England and Wales. Total capital spend on these new buildings is running

at between £400 – 500 million a year with additional investment planned to deliver Community Hospitals.

To date most of these new buildings have been delivered using traditional on-site construction methods in part at least because establishing a satisfactory design and specification (including user/tenant requirements) has tended to result in excessive customisation rather than the standardisation of room sizes and layout etc that tends to work best for offsite solutions.

Currently with support from The Department for Business (BERR) and Department for Health the Partnerships for Health organisation is undertaking a trial programme to establish the opportunities to deliver continuous improvement in the value for money delivered through LIFT enabled schemes through a centrally managed programme of innovation and knowledge transfer. One element of this Programme is an awareness raising programme relating to New Knowledge among those LIFT companies taking part in the Trial.

We are absolutely delighted that the first theme to be tackled under the Trial Programme is “Off-site” construction solutions for the primary care sector and even more delighted that Buildoffsite has been asked to partner Partnerships for Health in delivering the event.



The initial event takes place in the stunning surroundings of The Think Lab at Salford University on 28 September and is being targeted at those LIFT Companies operating in the North West Region. 5 speakers from Buildoffsite Member organisations have been invited to take part in a debate to consider the ways in which off-site construction solutions are currently being used to deliver high quality solutions to the UK health sector, future opportunities to deliver the buildings that the health sector needs and also to consider future needs for flexibility in building solutions including the opportunities for re-locatable buildings. This debate which will be chaired by Richard Ogden will be limited to 30 delegates who will be drawn from Regional LIFT Companies and their



Britspace

supply teams, Primary Care Trusts, Strategic Health Authorities, Acute Hospitals, Local Authorities and local Housing Associations. You may be asking yourself why the audience is so diverse....well understandably



Terrapin

investment in new health facilities has the potential to act as a catalyst to lever in other elements of public sector investment in support of regeneration objectives. In addition LIFT



Yorkon

Companies are increasingly being called on to deliver construction projects which incorporate housing, commercial, retail, office and leisure facilities.....in such cases the opportunities for off-site solutions to make an impact are considerably expanded.

We understand that following the Salford Debate Partnerships for Health are planning to deliver a national event to focus on off-site solutions to which all LIFT Companies and their stakeholders and partners will be invited. A full report of the event will be included in the next issue of the Newsletter together with information of a National event.

MediaPlanet, in association with Buildoffsite produced a supplement for circulation with The Times on 27 July 2007, which includes contributions from a number of Buildoffsite Members, including: Corus, Bailey Offsite, Britspace, Terrapin, Caledonian Building Systems Limited and Framing Solutions.



You can download a copy from our website www.buildoffsite.com/pdf/times_supplement.pdf

Offsite and Sustainability

The green buildings debate has ballooned enormously in the last 12 months and the Executive Team has discussed the implications for offsite construction both internally and with clients.

Our conclusions to date are as follows:

- Sustainability is about the whole life cost and impact of buildings. To date the offsite debate is primarily about design and construction.
- The offsite debate needs to change because construction should consider whole life issues – and if they did, then offsite construction would generally be applauded not only for its beneficial impact on construction but also for the lowering of whole life costs and environmental impacts.

Examples of this include:

- Air tightness in offsite volumetric construction is significantly better than traditional construction. Typically offsite volumetric construction achieves 1-2 air changes per hour compared to 5-7 air changes per hour traditionally. This saves energy costs for occupiers and lowers CO2 emissions
- There are numerous examples of reduced construction time and congestion at site by using offsite methods. This results in a reduced construction impact for a site's near neighbours.
- The BRE estimates that travel miles to site are reduced for offsite products – despite the additional journeys to the factory – due to fuller loads. When the journey miles for fewer operatives are added, this impact is substantially enhanced.

As a result of these varied factors, Buildoffsite believes that the offsite industry makes a considerable contribution to the green buildings debate. Furthermore, we welcome the increased desire to continue to improve energy performance further and so welcome good regulation which, while tough, is easy to understand and universally applied and so fair for all suppliers to the buildings industry.

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