

The OFFSITE

Construction Show

Wednesday 14 & Thursday 15 October, 2015
ExCel, London



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New Members

Events

14 & 15 October – Offsite Construction Show
26 & 27 October – Direction Group Dinner & Meeting
11 November – Housing Hub & Cherwell D.C. Event
3 December – Discovering Offsite Visit, Heathrow & Costain
16 December – Direction Group Meeting & Christmas Lunch



Richard Ogden, Chairman

I believe that the take up of offsite solutions by the UK construction industry will follow the pattern of other innovatory developments that have impacted on the way the industry works. Change is triggered off by the actions taken by early adopters and pioneers who enthusiastically embrace new ways of working in order to address a project or investment challenge or simply to help differentiate themselves in the market place. Over time the pace of change will pick up until the so called "tipping point" is reached when the use of offsite solutions is recognised by the majority of the industry as a business as usual way of working. A development that locks together with DFMA, BIM and Lean to deliver improved quality, productivity, sustainability and health and safety.

In terms of contemporary challenges, few can be as significant as current labour shortages and quite incredible increases in rates for traditional labour. Let's think about this for a moment – general inflation is close to zero whereas inflation in rates for traditional trades is said to be running at up to 30% assuming that you can get package contractors to bid. Undoubtedly this situation will provide a short-lived bonanza for some but it will give rise to hugely challenging problems for the wider UK construction industry. Those of us with good memories will recall that we have been here before.

Unpredictable labour rates will inevitably encourage clients and constructors to look for an alternative solution that is not dependent on the uncertainties of traditional construction methods. I believe that they will look to offsite.

Notwithstanding or perhaps regardless of problems associated with price inflation and the availability of traditional labour there will, of course, always be a minority who can't or won't see the business and project value of offsite and will insist on sticking to the tried and tested regardless of the obvious limitations. This position will, of course, always be justified in terms of protecting the clients' interests.

I am not suggesting that the use of offsite solutions has yet reached a tipping point but nowadays it is unusual for me to speak to a senior industry Executive who is not already thinking how their business might gain advantage from the adoption of offsite solutions as an alternative to the uncertainties associated with traditional forms of construction. Some of these individuals may believe that they have all the answers and therefore won't see value in working within Buildoffsite to share knowledge and to take part in collegiate networking. That's absolutely fine – some people will see commercial or personal disadvantage in sharing information and doing things differently. That's their choice although as we all know staying ahead of the game has more to do with a company having a senior management team that insists on continuous improvement rather than on concentrating on seeking to protect and preserve some inevitably short lived advantages. Protectionism rarely, if ever, delivers a strategy for long term commercial success.

Before anyone shouts me down let me stress that I am acutely aware that parts of the offsite supply side still suffer from significant limitations in terms of their ability to provide what increasingly aware customers are looking for. The "you can have it in any colour so long as it's black" school of customer service may have worked for Henry Ford and the Model T but it won't work nowadays. We know that

much of the offsite supply side is small scale with balance sheets and other resources to match. This situation needs to change and I believe will change surprisingly quickly. We are already seeing some of the giants of construction manufacturing starting to become much more interested in the opportunities to deliver offsite solutions. Why – because providing construction solutions rather than providing commodity products is the modern way to deliver value, to compete effectively and to make a great deal of money.

A few weeks ago I was faced with a dilemma. One of our Professional Institution partners asked if we could help them to set up a debate where there would be an informed exchange between those who would speak passionately for the use of offsite practices where appropriate and those who would speak equally passionately against offsite solutions and in favour of traditional methods. Our problem was that setting aside those who argue that offsite is not appropriate for a particular project or for a particular location we are unaware of any industry organisation that is prepared to go public to deny a place for offsite solutions as an alternative to traditional methods. This wasn't the case a few years ago. If any organisation still holds such a view do please get in touch with me. I would be delighted to arrange a public debate so that the industry at large can understand why traditional methods are in some way inherently superior.

Since the very start of Buildoffsite we have made it clear that we are not against traditional methods of construction we just happen to believe that those who support a drive for increased productivity, for improved quality, for enhanced sustainability and for improved health and safety will probably want to consider what advantages offsite solutions might deliver if considered at the appropriate time.

A sign that the offsite industry is coming of age is the number of event organisations who are talking about adding an offsite theme to current construction industry shows. This is an inevitable

consequence of the growth in interest in offsite solutions and if developed and promoted for the right reasons could be beneficial in nudging the industry towards that tipping point.

As most people will be aware Buildoffsite has itself been working on plans for a show for the offsite industry in collaboration with member company Marwood Events. The inaugural Offsite Construction Show takes place on 14/15 October at ExCel in the Royal Docks. I have been really impressed with the way in which Marwood have developed the show and the care and attention given to developing the offering in a way that meets the needs of the industry. There has been a clear focus on delivering value to the offsite industry and to clients not simply adding exhibitors at any price. This is the show for the offsite industry – pure and simple.

Next year's Show will be much bigger but this inaugural show will be capped at about 100 stands with a strong showing of Buildoffsite Member stands.

Buildoffsite's particular role has been to deliver a major programme of seminar sessions covering a raft of themes and a wide spread of market sectors. 10 Seminars over the two days featuring 40 top flight speakers. The details of the seminar sessions are featured in this newsletter along with a Floor Plan. This is the offsite industry in the spotlight in a way that has never happened before. Don't miss this opportunity to come along to the Show to contribute, to network and to do business. Whatever your interest whether products, professional services, technologies or skills as showcased by Action Sustainability's Offsite Management School you will find much to interest and inform.

Visit www.off-siteshow.co.uk and see for yourself.

Buildoffsite will have an exhibition stand adjacent to the Buildoffsite Seminar Theatre. I hope to welcome friends old and new to the greatest offsite networking and knowledge transfer event of the

year. You never know who you will meet or where discussions will lead.

The show and all seminar sessions are free to attend – yes you heard that right – free to attend! This is a unique opportunity to experience the future of the construction industry – today.

The Search has begun for a new Chairman

Buildoffsite was established in 2003, with the aim of substantially increasing awareness across the construction industry of the benefits of offsite construction and significantly increasing understanding and use. During the past 12 years the organisation has grown organically and generically to its current membership base in excess of 100 organisations.

Richard Ogden has successfully led Buildoffsite during this period as it has established itself as a successful, credible and industry leading membership based organisation. Richard himself has become the face of the drive to promote offsite construction. After some 12 years in the role, Richard has now indicated his desire to step down as Chairman of Buildoffsite in 2016.

Whilst we will all be sorry to lose Richard, this presents an opportunity to appoint a new Chairman to lead Buildoffsite into the next phase of its development, building on its success to date.

A recruitment process to appoint a new Chairman is underway, well ahead of Richard's departure date, to ensure an orderly and smooth transition. The recruitment is being handled by a subgroup of the Buildoffsite Executive, led by Roger Bayliss. The subgroup includes Cal Bailey, John Frankiewicz, Bill Healy and Richard Ogden.

We are now seeing nominations for the role of Chairman of Buildoffsite.

Members are invited to either register their own interest or to advise of others they think might be

suitable candidates. For more details of the role tinyurl.com/BOSchair. If you are interested in this role please email richard.livings@buildoffsite.com

Members of the Buildoffsite Executive Group will be on the Buildoffsite stand at the Offsite Construction Show on 14/15 October at ExCel. If you would like to drop by for a confidential discussion about the appointment of a replacement Chairman we would be delighted to see you.

We look forward to your support as we work to secure the right leader to take Buildoffsite forward and ensure an orderly transition.

- Water
- Skills
- Refurbishment
- Architecture/Design Quality
- School Building
- Housing
- Building Services
- Technology Review
- Keynote address

Delegate places for each of the Seminar Sessions will be on a first come, first served basis – there is no pre-booking. Full seminar details on pg. 16-19

Buildoffsite Hosted Seminar Programme at OSCS. Be there – Be part of something exceptional

Buildoffsite is delighted to be hosting an extensive programme of rapid pace Seminars that will take place over the 2 days of the Offsite Construction Show. The Seminars will all take place in the Buildoffsite Theatre located in the OSCS Hall.

The Programme of 10 Seminars will look at some of the most significant markets for offsite construction as well as some of the most significant issues facing the industry. More than 40 expert speakers will be taking part. The details of the seminars and the incredible line up of speakers is included below. In keeping with Buildoffsite's remit to promote knowledge transfer in support of increasing industry and client knowledge of offsite construction solutions attendance at all the Seminar Sessions is free of charge.

This Programme represents an incredible opportunity for delegates to get to grips with invaluable learning opportunities and at the same time to network with those individuals who are shaping the future direction of the industry. The Seminar Sessions will cover:

- Rail

Marwood set the Scene in the run up to the Offsite Construction Show

With just weeks to go until the doors open for the first ever National Offsite Construction Show pre-registrations are strong, according to show organisers, Marwood Events.

Good visitor numbers are always important but what is really striking is the seniority of those pre-registering and the breadth across the whole of the construction industry, showing, that OSM really is now grabbing the attention of the whole industry, making the show a very timely showcase for what I believe is the future of construction.

The inaugural Offsite Construction Show will feature over 80 exhibitors plus a first class, free to attend, seminar program running in 2 in-hall Theatres. The programme will feature 20 seminars over the 2 days of the show.

Every industry needs a showpiece, somewhere to network, to meet potential partners and customers and to see what's new. Finally Offsite has its own professionally delivered event at one of Europe's leading exhibition venues. Now it's time for the industry to show that OSM has really arrived by supporting this first event, helping it to develop its

role to drive increased awareness and take up of offsite solutions across the construction industry.

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Update on the Buildoffsite Hubs

To support increased awareness, understanding and take up of offsite solutions in key sectors of the industry Buildoffsite has begun the process of setting up a number of sectoral Hubs. To date Hubs have been set up to focus on the Housing, Water and Refurbishment markets.

Each Hub is being led by senior figures from within the Buildoffsite community and is developing its work programme to reflect the emerging needs of the sector and to best respond to the growing awareness of the role for offsite solutions to deliver substantial project and organisational benefits.

Although it is still early days there is clear evidence that the formation of the Hubs has been welcomed by the Buildoffsite Membership and by those in the specific industry sector. In all cases what is clear that within the sectors there is increasing recognition that offsite solutions can deliver substantial benefits compared to traditional means of delivery and that the use of offsite will grow significantly as client and customer awareness increases and as the supply side develops and promotes increasingly innovative and VFM solutions.

Water Hub – Led by Mark Enzer of Mott MacDonald and Paul Jackson of NG Bailey the Water Hub now has connections with most of the UK's water utilities. There is widespread recognition within the water businesses that the increased use of offsite solutions alongside the use of DFMA and BIM is the way that the industry will go for both replacement installations and for major capital investments. In response to the work of the Hub the Utilities have established a "Standard Product Client Group" which is looking at the opportunities to develop standard type solutions that can be used by all Utilities

Refurbishment Hub – Led by Lee Walker of The Reform Group the Refurbishment Group has attracted participants initially drawn from across the Retail and Pharmaceutical Sectors. However, it is clear that an innovative offsite enabled approach to refurbishment will be attractive to a very wide spread of businesses that require rapid installation and refit to ensure minimum disruption and minimum down time/loss of revenue. Initially the Hub is exploring the opportunities for introducing a set of innovative products and offsite enabled service solutions within a range of end users. The benefits will be shared within the Group.

Housing Hub – Led by Dennis Seal, Housing is a potentially huge market for offsite solutions if the offsite supply side can respond to the needs of the client communities. It is widely recognised that new build housing is a fragmented sector with speculative housing operating in different ways to housing for social rent and different again for the increasingly important housing for private rental sector. However all sectors of the market are starting to look to the offsite sector for solutions to their building needs and to offset rapidly emerging issues that are impacting on the traditional construction industry including cost uncertainty, skills shortages, rapid increases in labour rates, quality issues, cost in use and so on.

The Buildoffsite Offsite Housing Hub has already been recognised by Government as the voice of the offsite industry.

The Hub is currently undertaking work to identify and promote more effective engagement with clients, demonstrating value and adopting a joined up approach to awareness raising and promoting knowledge sharing.

Anyone wanting more information on the work of the Buildoffsite Hubs should contact:
carole.chandler@buildoffsite.com

Comparator – the day of reckoning approaches

Prof. Bernard Williams



October 14 sees the launch at the Offsite Construction Show of the new educational version of a program designed to help construction professionals to compare the whole-life costs and sustainability of traditional and offsite solutions.

Developed with the help of funding from UKCES and sponsored by Buildoffsite under a research project called 'Comparator,' an existing web-enabled model entitled 'CombiCycle' has been expanded to allow users to appraise offsite solutions alongside the more traditional approaches.

CombiCycle is the brainchild of Prof. Bernard Williams who is a Chartered QS and MD of International Facilities and Property Information Ltd (IFPI). IFPI have been members of Buildoffsite for several years during which time Bernard and Richard Ogden have been planning this venture – just waiting for a suitable funding opportunity to turn up. The recent round of Building Futures funding organised by UKCES provided just that break and a team drawn from Oxford Brookes University, NG Bailey, Lean BIM Solutions, IFPI and led by Bernard's former practice BWA (Bernard Williams Associates) worked flat out from September last year until early April to work out how best to incorporate offsite economics and sustainability into the existing CombiCycle model.

The idea of the model is to allow designers to consider the likely costs and green implications of a whole range of specification and construction solutions before they get wedded to a solution that may turn out to be unfavourable in either of these aspects.

Having purchased a licence to use the model over the internet the user simply tells the program the

type of building proposed (Primary School, Town Houses, Hospital Ward etc) together with an approximation of the GIA, number of storeys and a few details about location and so on. The program then offers them a 'Default' analysis of such a building based on a recently built live project. This analysis shows the capital cost, life-cycle replacements, maintenance, cleaning and energy over whatever period the user chooses for a building of their dimensions built to the Default specification.

As well as the whole-life costs the program will also predict the amounts of embodied carbon involved in the manufacture and installation of every component and give a sustainability rating to the building based on the ratings assessed for each component. Where there are Green Guide ratings it uses these but otherwise it approximates the Green Guide rating – the reliability of this approximation has been tested and agreed in principle with the Green Guide's authors.

Once the Default analysis (called Default Survey in the program) has been opened users can then explore the alternatives using either the current database or linking to data in BIM libraries or manufacturers' web-sites. This linking provides the model with all the information it needs to take the alternatives straight on board and show the results.

The model also calculates the time required to construct the building which obviously shows the offsite solutions in a very favourable light, not only in terms of time saved but also in reduced preliminaries. It also shows the amount saved in wastage of materials. The results can be viewed as either:

- Elemental Analysis of all the cost and sustainability headings
- Whole-life cash flow
- Priced B of Q with prime costs
- Energy consumption analysis – by component
- U-values of enclosing elements

The launch of the educational version (free to educational establishments) at ExCel will be followed by a commercial launch in the early part of 2016. Bernard Williams and his team are still working away trying to improve the quality of the data available for offsite solutions and would very much like to talk to manufacturers and constructors about getting access to their products on-line for direct incorporation into the program's calculation mechanism before the commercial launch.

Bernard can be contacted at bernardw@int-fpi.com and/or you can catch up with him at one of the Buildoffsite Comparator Masterclasses he will be running at ExCel on 14 and 15 October.

TDS Group – Providing a unique training facility

Buildoffsite Member TDS Midlands are specialists in structural and architectural metalwork. When skill shortages started to hinder the growth of the business, the TDS Academy was created to train apprentices in CAD detailing and draughting.

The Academy was established in 2012 in collaboration with County Training, part of Shropshire County Council, and Stafford College, to deliver the ECITB's design and draughting advanced apprenticeship. To date, more than 75 students have undertaken the company's revolutionary training programme.

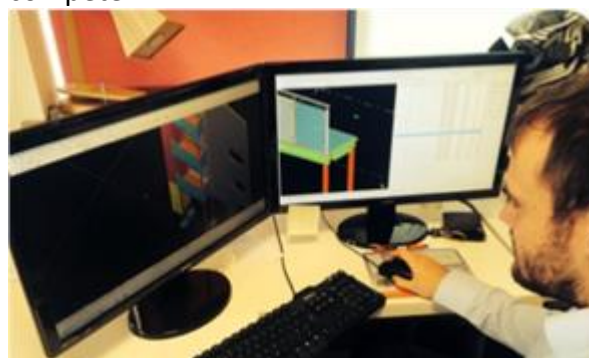


The benefits of the company's programme, the only one of its kind in the country, include:

- All training is free
- Intense 16-week delivery held at the company's Academy in Shropshire
- Training delivery by vocational experts with substantial industry experience
- BIM training including certified Tekla training as part of the delivery
- ECITB Design & Draughting Apprenticeship – Formal Level 3 BTEC Qualification
- Internally and Externally Verified by both ECITB and OFSTED
- Free recruitment service – if students don't have an apprenticeship, the company can help to place them

The training is all employer-led to ensure apprentices are revenue generating from day one.

Without the company's intervention, the industry would have had to rely on traditional methods of training and delivery that were recognised as being out-of-date, irrelevant to the needs of the industry and clients, and costly to deliver. TDS Midlands has invested time, resources and countless sleepless nights – but ultimately this has led to the company being at the forefront of equipping the next generation with the skills the industry needs to compete.



The proof of the company's success is that now there are 75 apprentices in the workplace making a positive contribution towards the construction industry. The company is now taking on 3 cohorts of up to 20 students each year.

As the only provider in the UK – and one of only four in the world – the company is setting the standard for relevant and accessible training, whilst maintaining the heritage of the UK construction industry.

The Company is proud to recognise and act to deliver on its responsibilities for providing the future skills needed by the industry. With more skilled people available the potential to grow both the businesses and the wider construction industry is limitless.

See how TDS encourages people to take up an apprenticeship and contribute to the future of the construction industry: tinyurl.com/nlo9bhx

See what our apprentices say: tinyurl.com/p2w3fee

TDS Academy is part of the TDS Group and is backed by 25 years' experience in the construction industry.

For more information, contact
Daniel.leech@tdsmidlands.co.uk

How BS11000 has helped establish successful collaborative working relations with key customers

David Wallach, Sales Director, Eurobond

What is BS11000?

As the successor to the PAS 11000 management system standard, BS11000 provides a framework for collaborative business relationships to help companies develop and manage their interactions with other organisations for maximum benefit to all. Using an eight stage approach, the framework is designed to enable organisations of any size and sector to apply best practice principles to its own



ways of working, to get the very most out of its business relationships.



Why did Eurobond decide to go for accreditation?

We have not yet sought to gain accreditation for ourselves. One of our Key Customers has been securing work with Network Rail who stipulates BS11000 as a requirement in their tender process for certain challenging projects. This customer approached us and asked if we would be prepared to start working with them on a collaborative working basis and the globally recognised BS11000 was the standard they were looking to achieve as this.

We were happy to engage as we felt that this could potentially improve working practices between our two companies and encourage more open dialogue between us, reducing cost and time supplying them on key projects.

How long did the process take?

For that customer, the process took around 18 months to gain BS11000 certification. However this

is an on-going process as we seek constant improvement in the way our two companies interact.

Was it a complicated/expensive process?

The process is not particularly complicated but does require a significant investment from both parties in terms of time up front. Joint strategies, objectives and working practices have to be documented and shared in a format accessible to both parties. However, as this is a recognised British Standard, there are clear guidelines in terms of content and format available and the whole process is subject to audit by the BSI.

How has BS11000 impacted on the Eurobond business? Has it been good for business?

It is early days at the moment but it is evident that communication between both parties has improved and when we work with our customer on this basis, we are far more aware of other factors beyond our contract to supply materials on a project. It also allows us to offer innovation earlier in a project that may have a positive impact on the wider supply chain. It also gives the client a better opportunity to engage with organisations that he would ordinarily be several tiers removed from.

Is everyone in Eurobond affected?

The critical element to the success of a collaborative working relationship is that all functions within a business can contribute, and that their contribution is known to all in the partner company. This is managed by the two individuals appointed by both companies to manage the process but a greater awareness of the key departments in both companies and structured and relevant dialogue is encouraged.

Can you give us a couple of examples of how the adoption of BS11000 has impacted on business relationships?

One example is when a customer tells us that they wish to work with us as a supplier exclusively to provide solutions on a particular project. There was a particular project where there were major issues in terms of the build programme using the specified traditional methods of construction. Our technical and commercial teams worked closely with the customer's own teams to provide a technically competent solution that met all of the performance criteria, and was able to reduce the programme on a 10,000m² façade by 3 months or reduce manning levels on site by 90%. This was presented as a joint solution as individually we would have just been proposing a product and our customer an installation service.

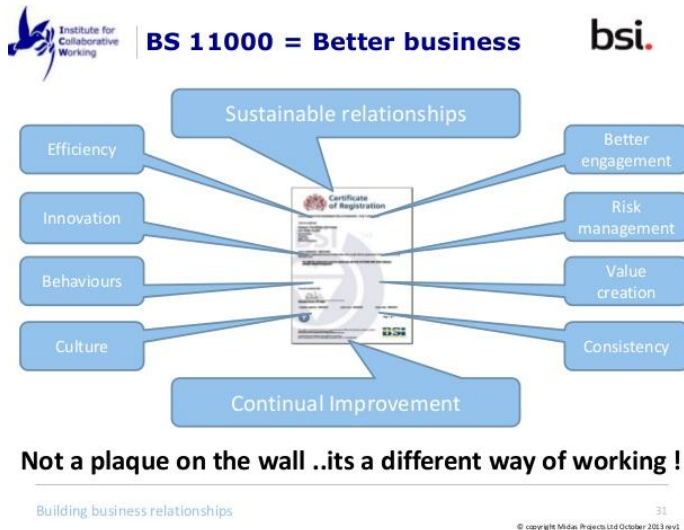
Have you been able to apply collaborative working with your suppliers?

We already work collaboratively with our suppliers. They both work very closely with us and carry out R&D on a back to back basis with us. We may be interested in adopting something more formal when BS11000 becomes ISO11000 next year. At Eurobond we strongly believe in treating suppliers fairly and recognise that by working closely with them, we can maximise the value we can offer to our customers with their support.

What are the strengths and weaknesses of BS11000 in practice?

The strengths are that a client organisation can very quickly understand whether they are getting the maximum benefit from their supply chain. By opening dialogue with all tiers of supply, the organisation will be able to see if innovation can further benefit the business and may find the understanding of the end product, and its potential, is greatly enhanced. It also helps identification of potential issues a lot earlier in the supply process and remedial action can be put in place before the issue causes delays or added cost. There are no real weaknesses as long as all parties embrace the

concept and its goals, and do not revert to the old confrontational approach or adopt a blame culture.



For more information contact The Institution for Collaborative Working.

I would be prepared to discuss our experiences at Eurobond, however the Institute is very approachable and offer good constructive advice to an organisation that may be looking to investigate this further.

Contact the Institution for Collaborative Working on:
Tel: 020 7824 1800, email: enquiries@icw.uk.com,
or visit the website:
<http://www.instituteforcollaborativeworking.com/bs11000.html>.

Contact Dave Wallach on tel: 02920 776677 or
email: David.Wallach@eurobond.co.uk.

The Offsite Management School

In the past couple of months, the Offsite Management School has delivered a series of motivating industry-related workshops to help address the key challenges in the construction industry. The events are free and delivered by the Offsite Management School's knowledge partners, who are highly skilled in a range of the key issues.

The Change Management workshop introduced Offsite Management School members to the techniques needed to help an organisation acknowledge and embrace change, a popular choice for managers and decision-makers within an organisation, who want to implement a new way of working. The Collaborative Working workshop, delivered by The Institute of Collaborative Working identified how the industry is changing due to the Construction 2025 agenda, and introduced the BS 11000 standard that provides a framework for collaborative business relationships in the industry.

The Offsite Management School and the Supply Chain Sustainability School have collaborated with United Utilities, Laing O'Rourke, Aggregate Industries and EMCOR to host a joint supplier day that will take place on 20 October in Warrington, which will be an excellent opportunity to network with key players in the industry and find out about how both the Supply Chain Sustainability School and the Offsite Management School can benefit your business. Visit:

www.offsiteschool.com/support/supplier-training/26/all-schools-supplier-day/

On 18 November, the Offsite Management School will be hosting a supplier day with Costain, which takes place at the Welcome Centre in Warwick. This will be an opportunity to hear from representatives within Costain speaking about the importance of the School and also changes within the construction industry, which will affect your business. This supplier day will also provide networking opportunities and important industry related discussions. Visit:

www.offsiteschool.com/support/supplier-training/27/offsite-management-school-/

The Offsite Management School will be at the Offsite Construction show at stand A39. Follow this link www.bit.ly/1NZkW4P for a free pass and come say hello!

The Offsite Management School has a range of workshops and supplier days, as well as free-to-use resources. Join the Offsite Management School free of charge to become a member and this will allow you to access an extensive range of free practical support in the form of e-learning modules, tailored skills-assessment and action plans, training workshops and networking opportunities.

The Offsite Management School is part-funded by the CITB with current partners that include; Skanska, Laing O'Rourke, Costain, Carillion, United Utilities and Siemens, alongside leading knowledge-based organisations such as Buildoffsite, BRE, Exelin and Total Flow.

Upcoming events are as follows:

All Schools' Supplier Day

20 October 2015 | Langtree Park stadium

Join United Utilities, Laing O'Rourke, EMCOR and Aggregate Industries at their Warrington Supplier Day to find out how the Offsite Management School and Supply Chain Sustainability School will benefit your business. Visit:

www.offsiteschool.com/support/supplier-training/26/all-schools-supplier-day/

Collaborative Working

20 October 2015 | NG Bailey, Bradford

This is a must attend workshop for those who want to get the competitive edge by learning the benefits of collaboration. Visit:

www.offsiteschool.com/support/training-workshops/20/collaborative-working/

Leadership and Culture

21 October 2015 | London

This workshop will provide an introduction to how you can develop your leadership style and embed the right company culture to ensure that your organisation continues to embrace change. Visit:

www.offsiteschool.com/support/training-workshops/16/leadership--culture/

Offsite Management School Supplier day

18 November 2015 | Welcome Centre, Coventry

This Supplier Day hosted by Costain is an excellent opportunity to network and hear about the latest innovations presented by leading Costain representatives. Visit:

www.offsiteschool.com/support/supplier-training/27/offsite-management-school-/

For more information contact Events and Marketing Officer Ursula Cooper on tel: 020 7697 1962 or email: ursula.cooper@actionsustainability.com. You can also:

- Visit the website: www.offsiteschool.com
- Join the Offsite School: www.offsiteschool.com/login/register.aspx
- Find out more about becoming a partner: www.offsiteschool.com/members-partners/about-our-partners.aspx

Portakabin Group awarded 6th contract for Barking & Dagenham

The Portakabin Group has been awarded its sixth contract for the London Borough of Barking and Dagenham Council. Working as principal contractor for delivery partner Thames Partnership for Learning, the Portakabin Group is now constructing the second phase of a primary school facility in a new £5.3 million contract.

Barking and Dagenham has one of the fastest-growing school-age populations in the UK and this latest project will help to address the increasing pressure on education provision in the area. It has been predicted that in the region of 8,000 new primary and secondary school places will need to be provided in the Borough over the next five years. Designed by Surface to Air Architects, the new scheme will expand the current facility by

accommodating around 100 additional primary, secondary and special needs children. Initially both buildings will be used by a secondary free school before being converted into a 5FE (five form entry) primary school on the City Farm Schools campus.

A [Yorkon](#) off-site solution is being used to deliver the building to a tight cost plan and a challenging programme in time for the start of the new academic year. This approach will reduce time on site to just six months, is ensuring much less disruption to teaching during construction despite the site constraints, and will give the local authority greater certainty of delivery on time and on budget.



According to Simon Ambler, Director of the Portakabin Group, “By using a Yorkon off-site solution for this project, the building will be delivered more efficiently, to a shorter timescale ready for the new academic year and to the required quality standards, enabling the local authority to respond to the fast-changing pattern of education demand in the Borough.”

The Yorkon approach is sufficiently flexible to allow both phases of this project to be used initially for secondary education provision, before being easily

reconfigured to meet the needs of a 5FE primary school.

The Portakabin Group’s contract includes a full turn-key service, comprising design, planning, off-site building manufacture, ground works, fitting out, and provision of a multi-use games area, football pitch, and additional play areas. A multi-purpose hall will also be constructed as part of the package and will link the new building to the first phase.

The building will benefit from a pre-installed Yorkon concrete floor which minimises work on site and will provide enhanced acoustics and a high quality, robust finish for a demanding school environment. The scheme will be finished in an abstract arrangement of colours from a palette of blue, anthracite grey, earthy golden and metal green to give it a strong identity and to complement the earlier project.

Facilities in the new two-storey building will include 16 classrooms, library and ICT suite, two specialist teaching rooms, dining room, new school entrance and reception lobby, and a PE store room.

For further information about [Yorkon](#) off-site building solutions for primary and secondary education, call **0845 2000 123**, email info@yorkon.co.uk or visit www.yorkon.info

Portakabin Group provides emergency response for Tesco Express

Just weeks after a severe fire destroyed the Tesco Express store in Heywood, Greater Manchester, the Portakabin Group had constructed a new store in its place which is now open and serving customers.

The emergency response project involved the use of a [Yorkon](#) off-site solution which allowed the rapid construction of a new Tesco Express store. The building was installed on site in just one day and opened less than four weeks later, despite challenging ground conditions on the petrol filling station site.

Yorkon off-site solutions from the Portakabin Group have now been used to construct 242 projects for Tesco in the last 15 years. The Group has delivered a wide range of buildings for the food retailer – from convenience and petrol filling station stores to award-winning 10,000sqft interim supermarkets and a 28,000sqft eco-store.



Commenting on the Heywood project, Daniel Frith, Tesco Development Manager for Convenience Stores, said, “Modular construction is an ideal solution for disaster recovery because of the rapid speed and value for money it can offer. We are really pleased with the finished Express store at Heywood and would certainly recommend Yorkon building solutions to other retailers in similar circumstances. The project delivery team from the Portakabin Group performed fantastically well and was very fast to respond to the crisis situation we had.”

“The site transformation in such a short time was phenomenal and is a credit to everyone involved.”

Simon Ambler, Director of the Portakabin Group, said, “We are delighted to have helped Tesco with



this challenging and urgent project to minimise disruption for Tesco Express customers following the fire. Petrol filling stations are highly constrained sites that require specialist ground works for the forecourt. By using an off-site solution for the building, work on site is significantly reduced and there is much less disruption to trading.”

Other emergency projects carried out by the Portakabin Group include a 13,300sqft purpose-built, interim supermarket to help Tesco ease some of the problems faced by the flood-hit community of Workington in Cumbria after thousands of residents were cut off north of the River Derwent. This store was delivered and installed on a brownfield site in an unprecedented 18 hours, and open and trading just 13 days after start on site.

For further information about [Yorkon](#) off-site solutions from the Portakabin Group for retail and commercial projects, call 0845 2000 123, email info@yorkon.co.uk or see www.yorkon.info.

The largest Modular Build Project in the UK

Premier Interlink, a leading Yorkshire based manufacturer and supplier of modular buildings, is pleased to announce that it has been appointed as the preferred bidder for the construction of a modular building complex, comprising of offices and site welfare facilities, required for the proposed

construction of the new EDF Nuclear power generation plant at Hinkley Point C in Somerset.

This vast £40 million, 38,000 sq m, impressive range of buildings will house all the management and technical personnel required during the scheduled 10 year construction stage of this much needed new nuclear power plant.



Almost 1000 steel framed modules will be constructed 'off site' at Premier's state-of-the-art manufacturing facility in East Yorkshire, before being transported to the HPC Site for final assembly and fitting out – a process that will take only 16 months from manufacture to hand over.



The proposed EDF HPC will provide reliable, low carbon electricity to meet 7% of UK demand. During its 60 years of operation, it will avoid around 9 million tonnes of CO₂ emissions per year.

EDF Energy envisages an estimated 25,000 job opportunities will be created over the construction of the new power station, including 1,000 apprenticeships. It is also Premier's intention to contract work, where practical, to companies local to the HPC Site, where it is anticipated that approximately 35% of the work will be completed.

Eugenio De Sa, Managing Director and David Harris, Divisional Director at Premier Interlink report

"We foresee that this project is not only important for Premier but will also be of significant benefit to the local economies in Yorkshire and Somerset in terms of both sub-contractor and supplier

opportunities required to support this major construction project.

Premier will resource this project with the full scope of skills required to deliver the scheme to the excellent standard and quality of product that we and EDF Energy expect and we anticipate taking on a number of apprentices throughout the delivery of the scheme."

For more information, call 0800 3160888, email sales@waco.co.uk or visit www.waco.co.uk. You can also follow us at:



@waco_uk



Linkedin.com/company/premier-interlink-waco-uk-ltd

New Members



Lee Walker, Director

Utilising our patented clip and post and panel system to enable the creation of any internal environment.

Benefits

Faster and more cost effective than traditional construction:

- Pre-piped
- Pre-wired

- Pre-printed
- Eliminating the need for first and second fix activities
- Simple reconfiguration without the need for trade skills
- Elimination of defects through offsite manufacture
- Reusable over the lifecycle of any building avoiding waste to landfill

Check it out for yourself at:

www.reformgroup.co.uk. For more information, please contact Lee Walker on: 07437 010955.



Daniel Leech,
Managing Director

The TDS business was started in 1992 with a simple vision to change the way things were done to improve the service industry stakeholders received. TDS Midlands is renowned in the industry as specialists in structural and architectural metalwork drawing, draughting and detailing. Having worked on the majority of the landmark buildings across the London skyline the company is also a huge advocate and champion of BIM.

The TDS Academy described earlier in this newsletter was established to meet a huge demand to up-skill the construction industry. The Academy was created to provide free to the employer apprenticeships for steelwork detailing and draughting. With a well-structured 16-week training

plan our apprentices are ready for work as soon as they complete the course. As one of only four providers of this scheme in the world, the sector has embraced it with open arms.

TDS Architectural Solutions was established in 2014 to provide the solution to demand for faster buildings with price predictability and inherent quality. As a one-stop shop, TDS-AS can deliver architectural metalwork products from design to installation, staircases, balconies, balustrades, handrails and louvres.

For more information: www.tdsmidlands.co.uk
Contact: Daniel.leech@tdsmidlands.co.uk



Dr. Geoff Edgell
Director & Principal
Construction Consultant

Lucideon is a leading international provider of materials development, testing and assurance. Through its offices and laboratories in the UK, US and the Far East, Lucideon provides materials and assurance expertise to clients in a wide range of sectors, including healthcare, construction, ceramics and power engineering.

The company aims to improve the competitive advantage and profitability of its clients by providing them with the expertise, accurate results and objective, innovative thinking that they need to optimise their materials, products, processes, systems and businesses.

For more information: www.lucideon.com

Buildoffsite Theatre Seminar Programme

DAY 1

09.45am – 10.45am: Offsite Solutions for a Modern Rail Industry

Chair: Simon Newton, LUL

Ciaran Murtagh, Shay Murtagh

Phil Robinson, Laing O'Rourke

Tomas Garcia, HS2

11.00am – 12.00: Offsite Solutions for the Water Industry

Chair: Mark Enzer, Mott MacDonald

Kieran Brocklebank, United Utilities

Jamie Johnson, Bryden Wood

Steven Fozard, Costain

12.15pm – 13.15pm: Skills for a Modern Offsite Industry

Chair: Rob Francis, Skanska

Steven Radley, CITB

Ian Heptonstall, Offsite Management School

Alan Clucas, Laing O'Rourke

13.30pm – 14.15pm: Keynote The Role of Offsite in Delivering a Modern Built Environment

Chair: Richard Ogden

Robin Webb, BIS

Peter Hansford, Government Construction Adviser

14.30pm – 15.30pm Offsite Refurbishment Solutions

Chair: Lee Walker, Reform Group

Peter Garner, Marks & Spencer

Barry Weekes, Heathrow

Anna Winstanley

15.45pm – 17.00pm: Architects Add Value

Chair: Prof Nick Whitehouse

Angela Brady, Brady Mallalieu

Brendan Geraghty, Geraghty Taylor

Mark Bryden, Bryden Wood

Roger Burton, nvirohaus

Buildoffsite Theatre Seminar Programme

DAY 2

10.00am – 11.30am: Offsite Solutions Delivering Schools

Chair: Anna Winstanley

Tim Carey, Willmott Dixon

Orla Corr, McAvoy

Kevin Jones, Portakabin Group

11.45am – 13.15pm: Offsite Solutions for New Homes

Chair: Dennis Seal, Buildoffsite

Dan Batterton, Legal & General

Helen Town, Cherwell District Council

Oliver Novakovic, Barratts

Stewart Dalgarno, Stewart Milne

13.30 – 14.45pm: Offsite Solutions for Building Services

Chair: Prof Andy Ford, London South
Bank University

Graham Cleland, NG Bailey

Bob Hughes, Balfour Beatty Engineering

Paul Cooper, Ormandy

Launch of B&ES Guide, Paul McLaughlin

15.00pm – 16.00pm: Technology Review -The Shape of Things to Come

Chair: Matt Cooper, ARUP

John Dyson, GSK

Alan Clucas, Laing O' Rourke

DAY 1 Masterclasses

10.30 – 11.45 The Industrialisation of Construction

Hosted by: Tim Hall, Total Flow

Summary: The potential for productivity and performance improvement in Construction has been recognised since before Egan's 'Rethinking Construction'; yet realisation of that potential has eluded government, clients, contractors and suppliers alike. This masterclass will explore an Industrial approach to deliver the Construction 2025 targets. Our ambition is to achieve the following:

- ◆ **Clients** to identify how an Industrial approach can enable them to specify their requirements in a way that will deliver better, faster cheaper construction outcomes.
- ◆ **Contractors** to identify how a Right to Left™ approach can generate profitable repeat business by focusing on Client Value.
- ◆ **Suppliers** to identify ways of presenting their innovations as enablers of client value rather than a risky new product.
- ◆ **Designers and Consultants** to identify how their roles can evolve to enable greater value to flow between clients and their suppliers.

Our goal is to build a consortium with the ambition to create an Industrial Supply Chain to deliver unparalleled levels of capability across a specific supply chain. A big ambition for an hour's Masterclass, but it is not in our nature to aim low and achieve mediocrity.

12.00 – 13.30 Modelling Offsite Costs & Sustainability

Hosted by: Prof Bernard Williams

Summary: The session will focus on outputs from the UKCES funded Comparator project including:

- ◆ Modelling whole life costs, embodied carbon & sustainability ratings
- ◆ Analysis of prime cost, elemental cost & whole life cash flow
- ◆ Comparing on-site with offsite solutions
- ◆ Calculating construction project times & material waste reduction
- ◆ Hands on working with the CombiCycle Model

14.00 – 15.30 TDS—Winning with BIM since 2012

Hosted by: Daniel Leech, TDS Group

Summary:

- ◆ A working case study – Chiswick Park 2012
- ◆ Transitioning from Drawing Office to BIM
- ◆ BIM for Manufacturers
- ◆ DFMA – Designed for manufacture & assembly

DAY 2 Masterclasses

10.30 – 11.45 Transforming the Performance of the Construction Industry

Hosted by: Ali Mafi, Lean Thinking Ltd

Summary: At present there is little or no retained learning within much of the construction industry. Much of the effort using BIM and collaborative working is targeted on the wrong improvement opportunities at the wrong level, delivering only small scale benefits. Based on 20 years' experience working with clients and contractors to turn projects around Ali will describe the 7 steps to transforming productivity, maximising benefits through the opportunities offered by offsite solutions, reducing construction time and ensuring quality.

12.00 – 13.30 Modelling Offsite Costs & Sustainability

Hosted by: Prof Bernard Williams, Comparator

Summary: The session will focus on outputs from the UKCES funded Comparator project including:

- ◆ Modelling whole life costs, embodied carbon & sustainability ratings
- ◆ Analysis of prime cost, elemental cost & whole life cash flow
- ◆ Comparing on-site with offsite solutions
- ◆ Calculating construction project times & material waste reduction
- ◆ Hands on working with the CombiCycle Model

14.00 – 15.30 Offsite Management School: Explore the Benefits of Upskilling Your Organisation to Understand DfMA

Hosted by: Ken Davie, Carillion

Summary: Have you ever considered what skills are required to facilitate Design for Manufacture and Assembly (DfMA) and understand how the Offsite Management School can help you and your organisation to do this? By attending this session you will understand what those skills are and how you can start to develop them within your business by using the School. You will also have the opportunity to brain storm with your peers and explore if, and how, the process for identifying and implementing DfMA can be made more efficient. This thought provoking session will be chaired by Ken Davie, Offsite Development Manager, Carillion Building explaining the process used for the design phase of the Midland Metropolitan Hospital Project as an example to inform the discussion.