Build Offsite seminar 30th October 2018

Highlights from Demystifying Offsite for Residential October 2018

1. Rotherham Metropolitan Borough Council (RMBC) - experience to date

The council are looking at a variety of imaginative and innovative Modern Methods of Construction (MMC) solutions for young single and family accommodation.

With technical support from Buildoffsite Members the council were equally innovative in how they approached procurement and developed an open specification that would include a variety of suppliers' systems.

There is potential for a possible follow up event on Procurement.

2. McAvoys

The company are looking hard at barriers to successfully addressing the housing crisis.

By replicating the 7 stages that Royal Institute of British Architects developed for architectural design, which has enabled £15bn savings within the industry we can indeed modernise the design of Construction Projects

Capacity issues focus around a lack of repeat business and frustration that each new project is a pilot, which impedes consistency and quantity,

3. Caledonian Modular

Caledonian have a factory in Newark, where they make bespoke as well as turnkey modules.

Caledonian are also working on a hotel style development, comprising 1500 en-suite rooms, where 96% of the units were completed within a factory environment,

The way forward lies in education, industry workshops and developing capacity

4. ilke Homes

ilke launched at CIH in Manchester this June. ilke will be scaling up the business as part of their delivery model and speed of delivery is key. They will have a capacity 1500 homes in 3 years' time by 2020/21. This will be scalable and will be repeated with additional factories across the country.

With increased capacity not far away the current skill shortages within the industry need to be addressed urgently.

5. B&K Structures

B&K are 40 years' old but have had a lot of work done. They began as a steel works and have transformed themselves into a hybrid structures manufacturer. They are highly versatile working on residential, commercial and education buildings.

CLT programme benefits included, 1½ weeks to create each floor with only 6-8 people on site. sustainability in terms of CO_2 emissions, streamlined and fewer deliveries, local disruption and carbon footprint.

The contrast in requirements from high density urban high rise and lower density family housing schemes is clear and a balance of case studies and examples must be gained.

6. Elements Europe

Elements have been making residential student accommodation, hotels and housing for 13 years. They are accredited by NHBC, BOPAS, premier guarantee, bre

BuildoffSite are looking at ways to reduce the number and level of accreditations required for all the products.

7. Laing O'Rourke

Laing's current factory is on site at Worksop. They manufacture concrete and the tour illustrated how it works. They use twin wall moulds, a cast reinforced cage at a maximum 3.5m width to facilitate easy transport

Sometimes with accreditation organisations such as BOPAS and NHBC it can feel like there are too many industry hoops to jump through. There is a need to resolve the accreditation process for security, funders and mortgage suppliers.

8. Panel Q&A

Discussion focused on

Design and preparation costs, where offsite typically requires more funding before a project goes on site. Collaborative data to create a pipeline and volume benefits would be beneficial.

Products: all the products showcased can provide a different solution depending on the clients demands.

Procurement. Is a change in contract law the only solution? Is that what continues to hold the industry back?

Design. Many of the OSM manufactures have standard do's/dont's list for the Clients design team including the 3.5m width limit.

AutomationThe variety of the manufacturers showcasing what they do will meet different demands by a whole range of clients. Designers and manufacturers can create diversity from a standard set of components.