

Buildoffsite Direction Group Summary– 25 October 2017

Dr Geertje Kreuziger (RIBA, ARB), London Borough of Lambeth

Happy to meet with members if they contact her directly.

Solutions are already in the room.

‘Need a framework but trying to change this.

A questionnaire has been submitted and Dennis Seal and Lambeth are analysing the information.

We need to help Lambeth to help us for change.

Rachel Davis, Premier Modular

Capacity is never an issue – 300 modules a month.

Not doing residential and looking at stepping in to that market.

HAs do not have the funding despite the housing shortage.

Warranties and procurement routes – not that effective.

Nicky Gavron, Chair of Planning Committee GLA (no presentation)

Assembly hold the Mayor to account and give recommendations.

‘Precision manufacturing’ – share what it really is.

The Offsite Manufacturing report Nicky and the committee published can be found online (see accompanying email).

Recommendations have come from the industry.

Conclusion is that the industry is poised for a step-change in delivery.

London’s demand for housing needs offsite. We’ve never have been able to do it without offsite.

Collaboration is key.

Volume, scale – we need commonality of products.

Need to move beyond a cottage industry.

We need a manufactured housing guide – a set of standards – a kit of parts.

Something that builds on the governance and strategic thinking.

Incorporating London and National standards.

Funding – Over £3b for housing – a fair amount going to the innovation fund.

A bid to the accelerating construction fund.

Action - Nicky requested feedback on thoughts of funding.

Dedicated OSM framework deliverable panel has been put forward as a recommendation.

Independent advisory group which can hand hold investors and Has.

Strategies should include incentivisation.

When the London Plan comes out you have 3 months to respond to it. *(see accompanying email)*

LAs need to be moved in to the 21st century: to change the procurement route.

260,000 homes with planning permission not being built!!

Financial due diligence – BOPAS covers this with checks and balances.

Nicky advised that we need to harmonise with the HCA.

BRE – design code BPS74 – it is a qualitative standard to be launched later in the year.

Action- Members to respond to Buildoffsite

‘Harmonised key responses.’ NG

Jeff Maxted, BOPAS

Insulation and cladding – insured a lot of systems with cladding.

Looking at the impact of the recent changes: awaiting the outcome of the investigation.

Looking at systems in isolation.

Products from abroad – plant is assessed and also making sure company is doing due diligence on their supply chain.

BOPAS is only a UK scheme.

Mayor’s Housing Strategy – Discussion

Nicky Gavron, GLA: The Mayor is calling for responses and would like to submit a response from Buildoffsite as well as individual responses from members.

Antony Pearce, Apply

To NG: My comment is around the definition of ‘affordable’ housing.

Nicky Gavron, GLA: Affordability is a hugely important component of the sector’s response to the need for new homes, but so is quality.

We need clarity on what ‘affordable’ means in the MoL’s policy on OSM’s role in delivering new homes, and this should be the same criteria used for traditionally built homes. OSM has been used to deliver innovative new business models for ‘affordable’ housing - e.g. Pocket Living, and L&G’s first apartment project in Richmond. However in both these examples, affordability is achieved by building smaller homes - certainly sub-standard relative to the London Housing Design Guide.

OSM should NOT be seen as a quick, cheap-and-cheerful fix to a complex problem, but instead capable of delivering quality homes that are at least as good as those built traditionally. For the same reason I agree with Laing O’Rourke’s point regarding a new ‘Manufactured Housing Design Code’ - *“The design code should be branded as a Mayor’s ‘kite mark’... Is BOPAS (other warranties available) not good enough for London?*

Quality must be a key element of OSM’s offering. Less is not always more. Quality to be maintained – space standards etc are critical.

Homes – affordable value.

Output level with everyone working at maximum capacity – what would this be?

Capacity can change through what is going through factory.

Target is meaningless unless you can meet it. Land and planning is key to all of this.

Paul Lang, Caledonian

Doesn't believe capacity is an issue.
 Problem is a pipeline is needed that doesn't exist.
 How do we sustain that level of investment?
 Batch projects for schools.
 Industrialise the process – continuity in manufacture.

Debansu Das, Caledonian

Caledonian Modular whole-heartedly supports the London Mayor's housing strategy document. The central priority for developing more homes along with high recognition of precision manufactured homes is very encouraging. For the last 30 years, we have seen increased acceptance of factory produced modules providing living accommodations across number of sectors including higher education, hotels and leisure, keyworkers, and defence.

Nicky Gavron, GLA

Problems with cuts. B&B bills when looking for accommodation. Temporary accommodation is substandard.
 Temporary housing needs to be of a better quality if you want to preserve and move around. Needs close management. We can do it with prisons.

Daniel Leech, TDS

Offer multi-skills apprenticeships in collaboration with Dudley College
 Need 8-10 industry specialists to produce a set of standards: Need Buildoffsite to help facilitate.

Dominic Boyes, Laing O'Rourke

We do not need a London specific design code!

Richard Hyams, 63000Homes/AStudio

Ensuring we collaborate as an industry. Design needs to be included.

Tim Hall, Buildsoffsite

Analogy – 'different mobiles but a harmonised USB'.
 Demonstrate we are better than traditional. Do not need to undermine but highlight the additional value of offsite.
 Different standard are not understood. We need something across the board.

L&G

Code for sustainable homes – bring HQM (home quality mark) to the market- using that model. Get rid of codes we no longer use.
 Asking people to take on risks and liabilities which is a massive barrier.
 L&G have to take it at a massive scale to make it work.
 We do not have the contracts in place to cope with that approach.
 A consortium that works together.
 MOD have done it – to do the specific parts they want – there is an ability to do it.

Royston Young, DASYS

I'd like to see some kind of ethical standard included on top of the sustainability. By that I mean that the treatment of employees who create the offsite products is part of the evaluation. This is more likely to put UK manufacturers on an even playing field with countries like China where to be frank they have a pretty bad record.

Action - Members asked to feedback any more ideas for Buildoffsite to capture.