

# Offsite in the Residential Market



# Company Profile

- Premier Modular has over **60 years experience** in off-site manufacturing and construction of modular (3D) and flat pack (2D) buildings.
- Premier is a wholly owned subsidiary of **Waco International Ltd**, a global company with a turnover in excess of £400m and employing over 4000 people.
- Significant sustained Year on Year Group growth.



# Our Facilities

- Large, purpose built manufacturing facilities in East Yorkshire across a 20 acre site.
- Capacity for 300 modules a month – in excess of 7,500 m<sup>2</sup> of buildings.
- ISO 9001 Quality Management accredited.
- ISO 14001 Environmental Management accredited.



# Market Sectors



**Education**



**Student  
Accommodation**



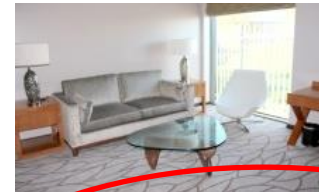
**Retail**



**Healthcare**



**Commercial**



**Hotels & Leisure**



**Defence**



**Residential**

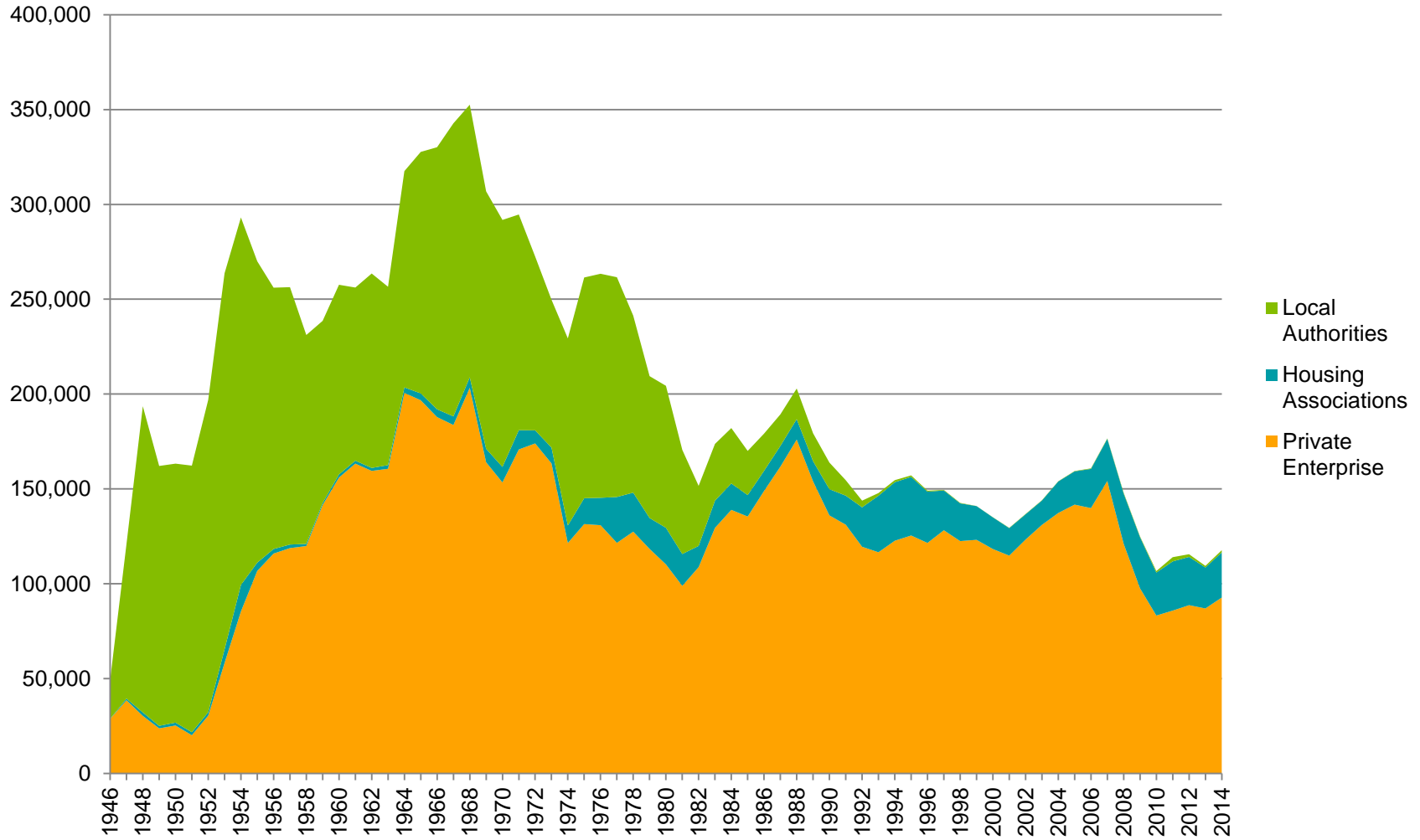


# The Problem

- UK 750,000 short in the last 10 years
- Requirement of 200,000 year on year until 2020
- Target 250,000 per year for next 25 years
- Selling of council stock, money ring fenced , no funding
- Starter Homes on Brownfield Sites
- Garden Villages & Towns
- Home Building Fund



# Housing Building Figures



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# Offsite Opportunity

Table 2 – Comparison of trainee numbers in the top ten occupational groups (by volume) 2012/2013 to 2014/2015 (Great Britain)

Occupations	2014/15	2013/14	2012/13
Wood trades and interior fit-out	4,536	5,893	6,725
Bricklayers	2,364	3,313	3,982
Painters and decorators	1,331	2,082	1,959
Specialist building operatives nec*	838	849	569
Plasterers and dry liners	833	1,389	1,964
Other construction professionals and technical staff	713	1,193	1,101
Civil engineering operatives nec*	706	1,454	1,583
Plant operatives	485	834	1,167
Construction Project Managers	422	181	181
Scaffolders	379	210	503

## Biggest 3 UK House Builders

37,000 units per year

5/6 year land bank

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# Housing Sector

- Light gauge steel frame
- Skilled assembly teams rather than traditionally skilled tradesmen
- Lifetime Homes & Decent Homes Standard
- BRE Green Guide Rating of B or above
- Previously designed to Codes 4 & 5
- Standard Layouts & Design Features
- Insurance backed warranties





# Standard 3B5P House Installation



1st Hour



2<sup>nd</sup> Hour



3rd Hour



1 week

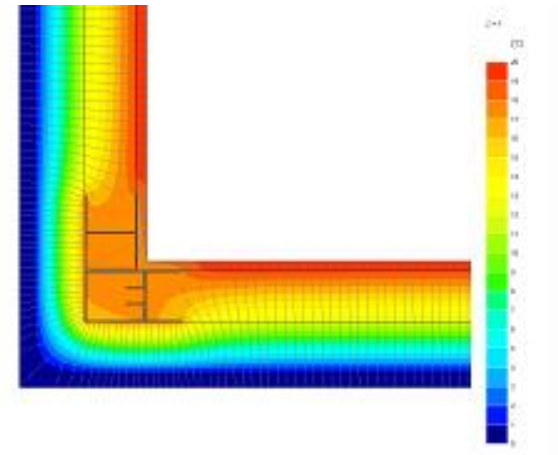
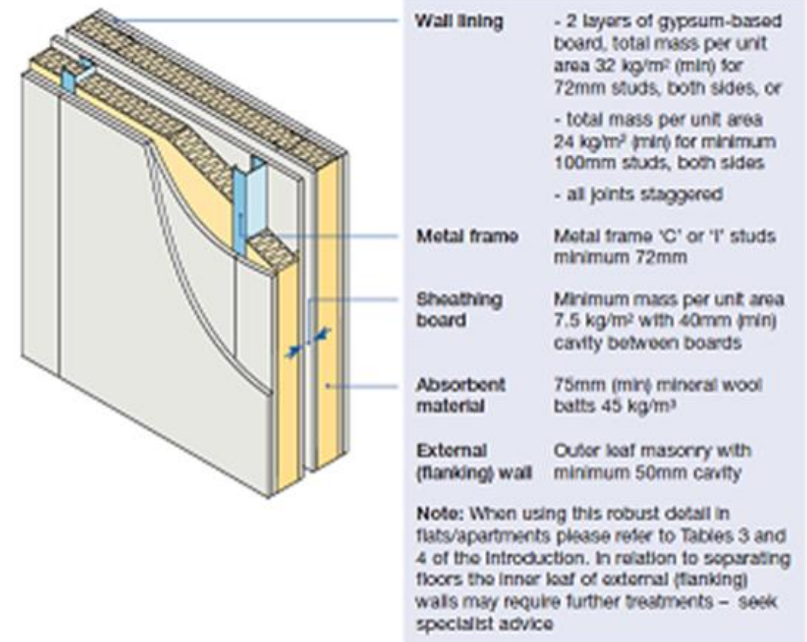


## Standard 3B5P House Installed



# Quality

- 44% more energy efficient than 2006 Building Regulations standards
- Layouts developed using the housing quality Indicators
- Fire rating of 1 hour
- Reduced air permeability to  $3\text{m}^3/\text{h}/\text{m}^2$  at 50 Pa
- Separating walls in accordance with Robust Details.
- Carefully designed fabric of the home to reduce thermal bridging



# Flexibility

- A variety of envelope treatments can be used

Masonry

Stone

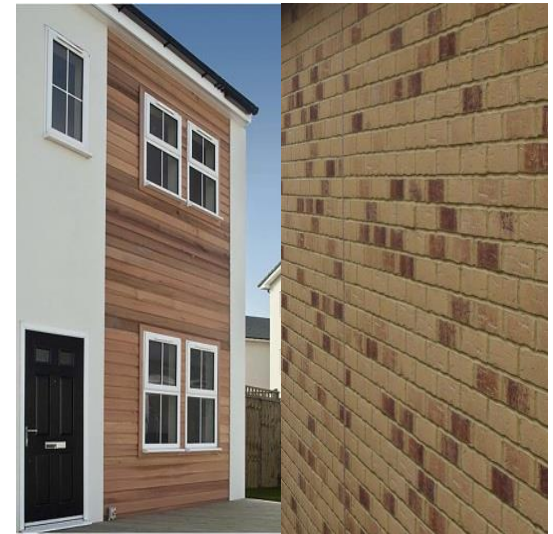
Light weight render

Timber cladding

Metal cladding

Rain screen

- Flexible sizes, shapes and storeys
- Dormers, balconies, terraced, detached.
- Ease of future internal remodelling.





# Goodwin Housing Trust



Sustainable Housing Code 5

PV's, rainwater harvesting, Greywater recycling.

Triple glazed windows & doors

Low energy light fittings.

Low embodied energy materials



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# Manor House Mews



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# Housing Adaptations



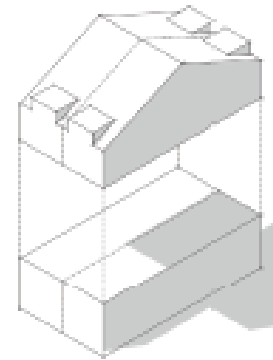
- 30 Disabled Living Adaptations
- Bedroom, bedroom with ensuite or wet rooms
- Single day installation
- Different claddings to match existing



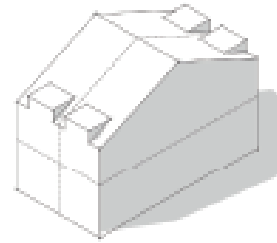
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**Premier**  
MODULAR EXCELLENCE

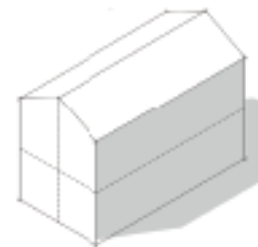
# Embracing Offsite Design



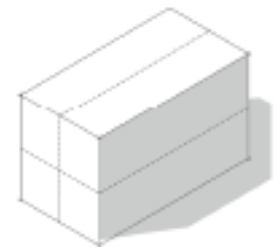
One or two modules  
per floor subject to  
site access constraints



Duo pitched option  
with dormers



Gable fronted, duo  
pitched option.



Flat roof option.





# BBC, Manchester Council



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# Warranties & Procurement Routes





# Changing Perceptions

- Premier
- Urban Splash
- Willerby
- Ilke
- Vision
- Elements



- Laing
- L&G
- CNBC
- Aecom
- Mace



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# Traditional vs Modular

- Building Cost Neutral
- Lightweight Foundations
- Reduced Prelims
- Reduced running costs
- Reduced Loan Interest
- Quicker Return on Investment
- Programme Reduction
- Improved quality
- Health & Safety Benefits
- Environmental Benefits



# AS AN INDUSTRY WHERE DO WE GO FROM HERE?