

Modern Methods of Construction

Meet the Buyer Event

Friday 24th August 2018

Questions to the panel

Clair Brierley – Procurement Manager

Dave Scholey – Building Surveyor

Nick Ward – Housing Development Manager

Wendy Foster – Social Housing Officer

Jane Davies – Strategic Housing Manager

Delegate	Question	Answer
	Have you considered being the 'main contractor' for the pilot so that you would liaise with both groundwork supplier and pod supplier?	It's something RMBC will need to talk through with procurement. This will be agreed and then conveyed back to delegates
Ryan Watkins, Surface to Air Architects	You mentioned that the bungalows need to have disabled access, do they need to confirm to M4(3) wheelchair user dwellings?	Yes the units to need to confirm to M4(3) and be at least 60m ²
	What happens if the Council receive abnormally low priced bids?	By law, abnormally low bids have to be investigated. In terms of tenders, these will be evaluated on 70% quality and 30% price
Chris Barlow, Encon Group	Will the build materials be specified in the tender docs?	No, this has been left open for the supplier. On the tender it just specifies that it needs to be durable and low maintenance
	Who will have responsibility for submitting the necessary planning applications in relation to the pods?	At the moment, it is envisaged that Rotherham MBC will submit the planning applications
Neil Robertson, Engie	What are RMBC hoping to see on the pod sites, what is the motivation?	Some of it will be site led so potentially Vine Close will be single storey, individual units whilst Chatham will probably have to be 2 storey due to the constraints of the site.
Alison Scott, Cloud Off-site Construction	Is there a facility to offer alternative solutions?	RMBC haven't specified what the project needs to be to allow flexibility to the supplier
Neil Jones, Ideal	Will there be a factory visit as part of	Its not part of the criteria

Delegate	Question	Answer
Modular Homes	the criteria?	however RMBC may want to undertake a visit once a preferred supplier has been identified
	Something was asked on social value criteria	
Robin Miller, Beco Products	Can we ensure the attendance list is sent out to delegates	Yes Fareita Udoh will send this out.
Bobby Barr, Modularesi Ltd	Is there any flexibility on budget? If aiming for passivehaus then this would increase the costs per unit	We are driven by value for money as we need to show a return in the HRA business plan however energy efficiency does make up part of the scoring criteria. There is a maximum cost per unit which we think covers the basics plus more
	Are there any restrictions on external design?	There are no restrictions however we would want tenders to consider the external environment. Planning will be on the evaluation panel to assess if the design would get through planning
Jon Johnson, REACH Homes	Is there a community consultation process built in to the tender/	Its not built in to the tender however we are currently consulting on the new Housing Strategy and will include MMC build with that consultation programme.
George Stevenson, Activeplan consulting*	Are you specifying a BIM (Building Information Modelling) style (products and materials) handover and is this set out in the specification? *offered support on this as is part of the Construction Excellence Asset Information panel	We will be making a decision on the lifecycle of the product and have involved our repairs and maintenance department in the specification.
Jonathon Yewdall, Yewdall Consulting	Housing growth was discussed but does Rotherham Council know how much traditional build/how much MMC they want to build. Just how big is the ambition?	Traditional build will always play a big part in delivering housing growth in the borough. We do have 200 small sites in the borough which may well suit MMC. There is an ongoing Scrutiny Review, led by Elected Members which will make recommendations on MMC's role in Rotherham's future housing market.

Delegate	Question	Answer
Allan Foster, Simply Modular	Have the space standards been specified?	Yes. Minimum standards have been specified.

General comments made by RMBC

- There is grant funding for the pilot and we are meeting Homes England next week
- This is a pilot project so we will learn lessons from it
- Open procurement procedure – initially assessed on 4 or so pass or fail criteria
- We expect to see the Rother Living brand used throughout

Questions from networking

Delegate	Question	Answer
Allan Foster, Simply Modular	Would the units be maintained by the Council's in-house maintenance	Tom – yes