

**Build Offsite – Cost Summary Analysis**  
**19 March 2019**

**Tom Oliver – ilke Homes**



## Cost summary analysis for modular

- + Why modular? Why now?
- + Economies of scale
- + Client cost considerations
  - + *Lifecycle costs*
  - + *Capital cost*
  - + *Overall viability*

## Why modular, why now?

- + **Additional housing capacity to the industry**, using multi-skilled labour
- + Speed of construction and certainty of delivery
- + Engineered quality in a controlled environment
- + Cleaner, safer quieter sites with reduced vehicle trips
- + Reduced CO2 emissions (embodied and operational to zero)
- + Build cost certainty, reduced running and maintenance costs

Underlying need



Political sentiment

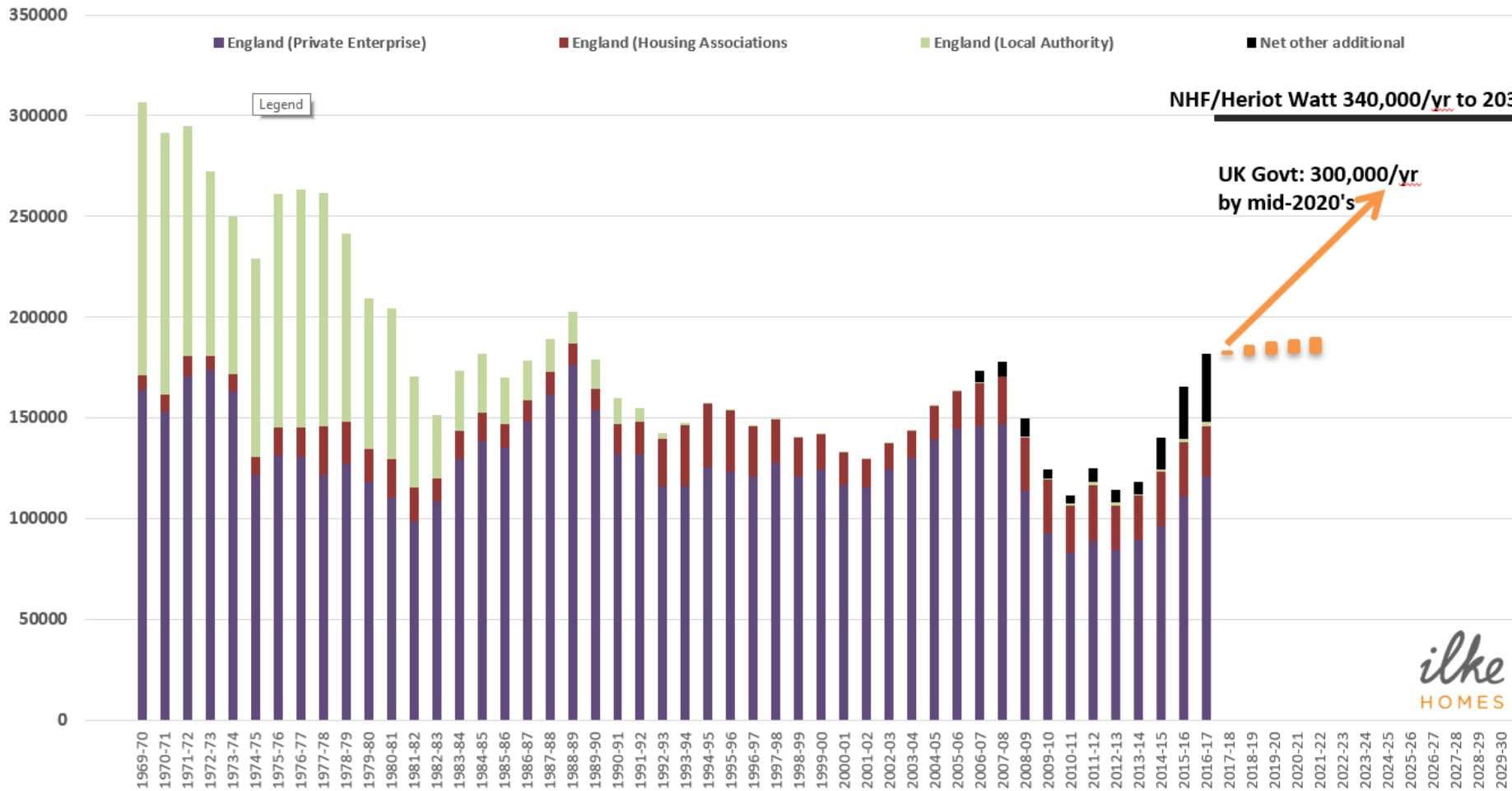


Tech advances



Skills shortage

# MHCLG Live Tables: Table 209, Permanent dwellings completed; Table 120, Net Additional Dwellings



# About ilke

*“at ilke, our mission is to build better homes  
and to build them in a better way....*

*desirable, affordable, energy efficient  
homes that people enjoy living in*

*build homes right first time, in half the  
time”*

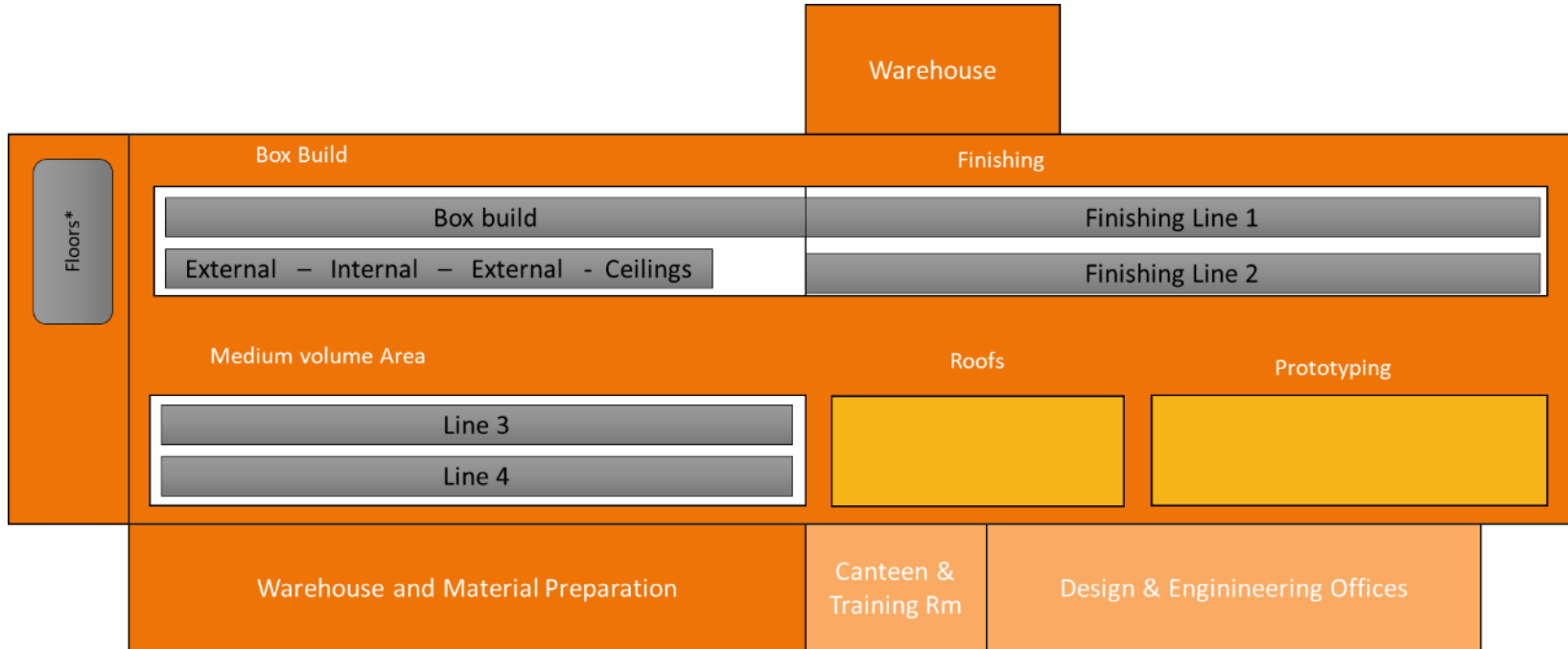
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HOMES

# Flaxby Factory



# Factory Schematic

- + Running on 2 shifts Flaxby can produce 2,000 homes per year
- + At full capacity we will employ over 800 people



**Cost considerations**

**Lifecycle**

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## Accredited and mortgageable

- + Mortgageable
- + Insurable
- + Traditional supply chain
- + Fully accredited manufacturing process

# Cost considerations

Capital cost



## Building a cost plan: Specification is key



# Cost considerations

Appraisal – speed of delivery



# ilke Homes, Carr Lodge, Doncaster



# ilke Homes, Carr Lodge, Doncaster



# Cost considerations

Future cost vs traditional

