

# BOS Christmas member meeting hosted by Arup

**12 December 2023**

@buildoffsite

#CollaboratingForImpact

**ARUP**



**Insight into how modular construction  
could spark a housing revolution**

**Katie Kerr  
Arup**

**ARUP**

# Why do we need to spark a house building revolution?

139,000  
children won't  
have a home  
for Christmas

1 in 23  
children in  
London are in  
Temporary  
Accommodation

The home  
ownership rate  
for young people  
has collapsed

1.2m  
households  
on council  
home waiting  
lists

England has 4 million  
fewer homes than it needs

In two decades, house  
prices have grown 198%

Role of offsite?



## Offsite construction is good for planners!



Increase speed of delivery



Maintain market absorption



Solution for almost every site & scale of project



Reduced construction impacts



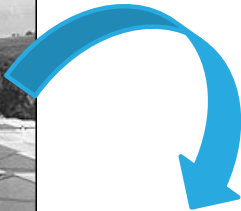
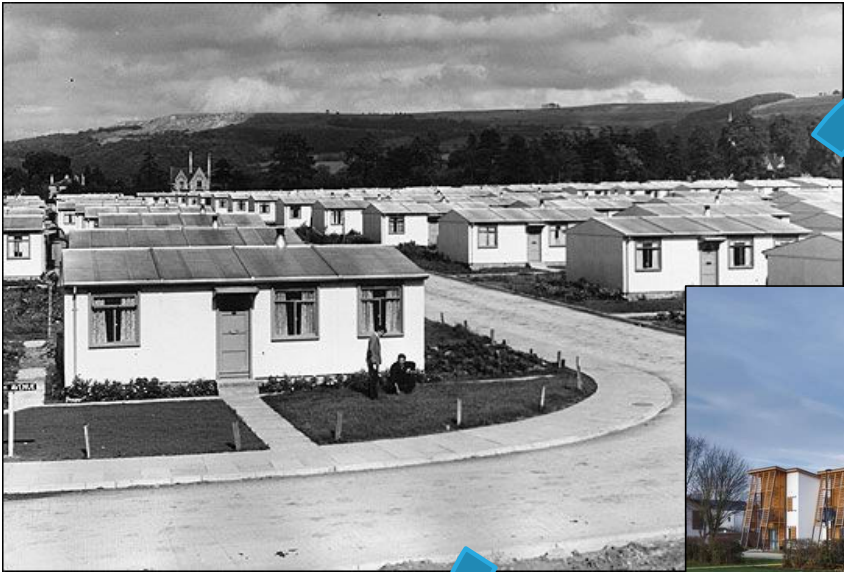
Consistently high quality



Ways in which off-site can facilitate delivery of more homes through the planning system:

- Elevating the role of design and responding to place
- Smoothing the Development Management process
- Harnessing digital innovation

# 1. Elevating the Role of Design and Responding to Place



We all have a role to ensure and maintain standards



## Elevating the Role of Design and Responding to Place

Offsite offers flexibility to respond to local character and need

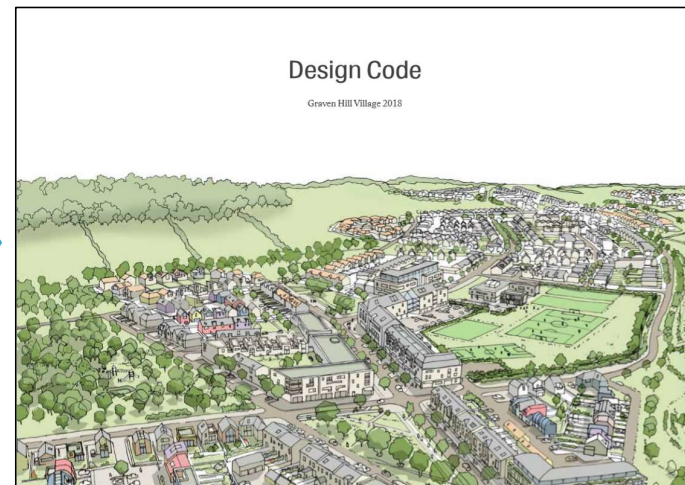
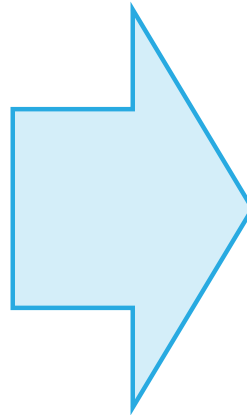
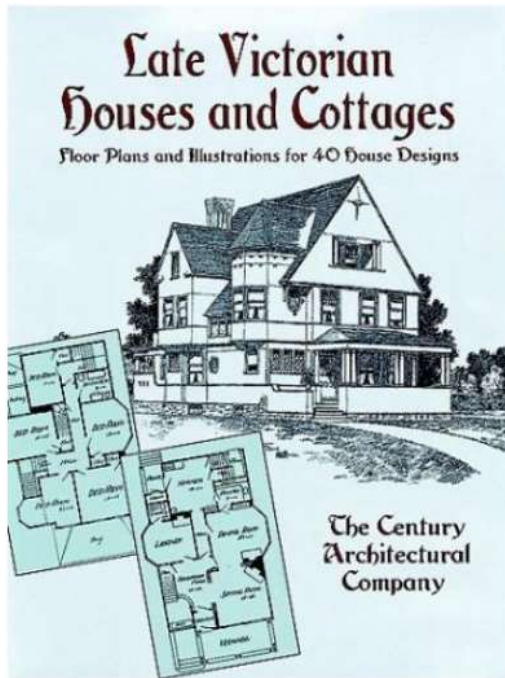


An aerial photograph of a suburban neighborhood. The houses are arranged in a grid-like pattern with streets. There are many trees, some with autumn-colored leaves. The roofs of the houses are in various colors, including grey, brown, and red. There are also some green spaces and lawns. The overall scene is a typical residential area.

## 2. Smoothing the Development Management process

A Design Code combined with a Local Development Order can reduce planning risk

# Return of the Pattern Book?



## Smoothing the Development Management process



A shift in planning attitudes is needed

### 3. Harnessing Digital Innovations

Mass customisation of homes

www.beechwood-nuliving.co.uk

Category	Option	Price
Plot	Plot	£18,730
Living space	GARDEN FACING: Garden Facing Living Room	
	PLAN TYPE: Open	
	EXTENSION: Yes	£15,000
	LIVING ROOM FLOOR: Portland Stone ST13	£78.4
	KITCHEN FLOOR: Frainetto 89112	
Kitchen	DOOR COLORS: 4 Panel Smooth White Fully Finished	£200
	KITCHEN CABINETS: Zurich Gloss Breeze	£835
	WORKTOP: Natural Messina	
	HANDLES: FIF	
Appliances	SPLASHBACK: White	
	TAP: Bristan Artisan	£120
	APPLIANCES: AEG	£800





Thank you

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