



Buildoffsite Property Assurance Scheme (BOPAS) Presentation at NHF Asset Management Group

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Development of BOPAS – Steering Group



BOPAS – What does it involve?

Process
accreditation

60 year
durability
assessment

Web based
search
facility



BOPAS Accreditation



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Scopes of Accreditation and Process

Scopes:

- Design
- Manufacture
- Construction
- Project Management

Assessment Process:

- Gap Analysis
- Full Implementation audit against specific scopes sought

Risk Based Approach



Manufacturer and Constructor's risks – Business and Technical

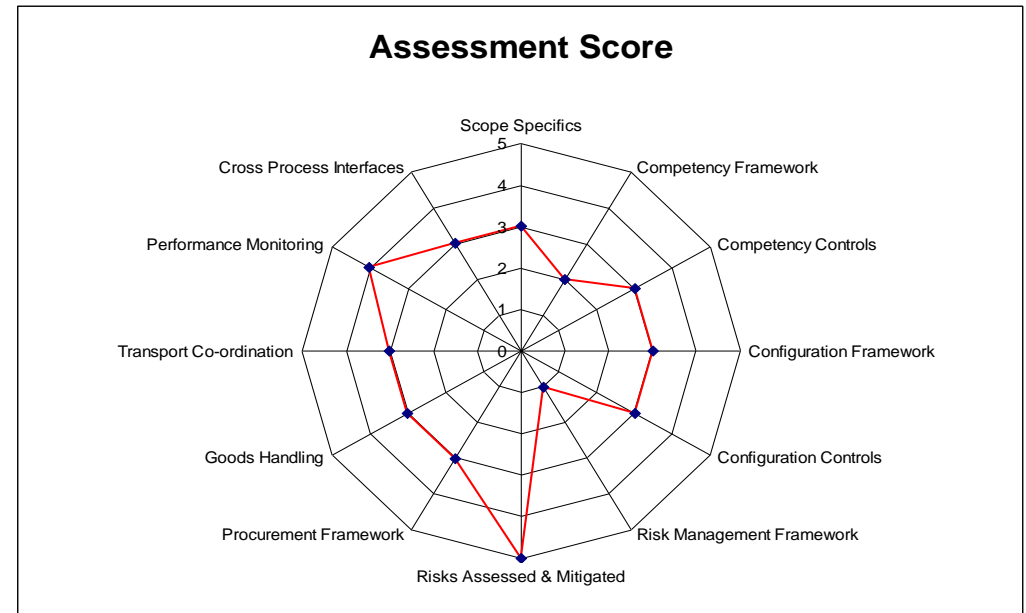
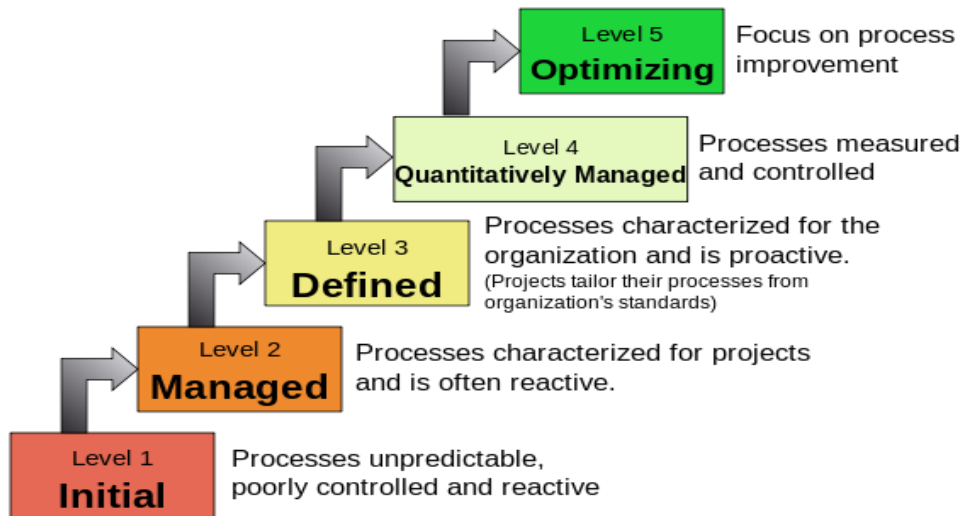
Process Accreditation



- Risk Management
- Process Control
- Procurement Management
- Competency Management
- Configuration Management
- **Product risk**

Quantitative Evaluation

Characteristics of the Maturity levels



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BOPAS DURABILITY ASSESSMENT METHODOLOGY

BUILD OFFSITE PROPERTY ASSURANCE SCHEME

BLP
IS MANAGED
BY **THOMAS
MILLER**

About BLP

• £4.1bn

• Construction BLP insured in 2016

• AA

• S&P rating of our insurer
Allianz Global Corporate & Specialty

• 30yrs

• Providing construction insurance

• €200m

• Capacity (Any One Structure)

• 100%

• Approval by the major UK lenders

• 125yrs

• Thomas Miller, our parent company, has been providing insurance

Technical Services

- The BLP technical team manages the technical risk aspects of new and refurbishment projects to assess compliance with UK technical standards and good building practice.
- Since 1999 BLP have undertaken technical checks and inspections on developments (residential and commercial) with a construction value in excess of £10,000,000,000.
- In addition, for many years BLP have been providing consultancy services in the form of life cycle cost (LCC) planning for a number of RSL and private developers.

Clients & beneficiaries of our insurance



Manufacturers approved under BOPAS

Manufacturer	Technology	Manufacturer	Technology
Stewart Milne	Closed Panel Timber Frame	Jade Global Group	LGSF
Fusion	LGSF	Parabuild Solutions Ltd	LGSF
Lime Technology	Timber frame /Hemp Insulation	SIG Building Systems	Closed Panel Timber Frame
BK Structures Ltd	Cross Laminated Timber	24.7 Living UK	Closed Panel Timber Frame
Cidark	LGSF	Vision Modular	LGSF Modular
Elements Europe	LGSF Modular	SIP BUILD UK Ltd	SIP

Manufacturers going through BOPAS

Manufacturer	Technology	Manufacturer	Technology
Adston UK Ltd	SIP	Glosford SIPs	SIP
Barclay St James	BSJ	Multibuild	LGSF Modular
Ene Group	LGSF Modular	Offsite Homes Ltd	LGSF
Greencore Hempsec	Timber frame /Hemp Insulation	Hadham Construction	LGSF
Vinco SIPs	SIP	Elliott	SIP
VRC Homes	Hybrid Modular	Dan - Wood	Timber Frame
Acermetric	Hybrid SIP	H+H	Concrete Panel

CAPCO	Flight Timber Products	Schoolhaus	Tried Ad Ltd
Saint Gobain	SuperSIPS	Swift MS	Cygnus Homes
Prime Structures	Adston	Purever	Barcelona System
Wikihouse	Barcelona System	Kerkstoel 2000	Liab Flex Homes
L&G	Matrix Living	Local Homes	EuroSIPS
Tufeco	Kube	Metier Group	Vanburgh
Vision Built	CCG Scotland	Swan Homes	OFP Homes
Dwelle	Futureway Homes	Metcon	STA

SIPP's panel systems



Cross Laminated Timber



Light Gauge Steel Framing – Jade Global



Light Gauge Steel Framing – Jade Global



Modular construction



Modular Construction



Guess the 'modern method'



Endothermic roofing system



Reduce your carbon footprint
and cut your heating and hot water
bill by up to 70%



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A whole roof energy collector system
that will provide heating & hot water all
year round.

Main Components.

- A** Endothermic Roofing system
- B** S.E.P - Solar Energy processor. This has a foot print size of 1000mm x 600mm x 650mm high.
- C** Thermal Heat Storage Tanks.

Stage 1 - Thermal - [CLICK HERE TO SEE THIS PROCESS](#)
Stage 2 - Heat Pump - [CLICK HERE TO SEE THIS PROCESS](#)
Stage 3 - Heat Delivery - [CLICK HERE TO SEE THIS PROCESS](#)



cold store

2/3 bed	3/4 bed
910 ltr	1140 ltr
12430x964x899	1674x1064x823



hot store

2/3 bed	3/4 bed
2280 ltr	3640 ltr
1979x1369x1032	2588x1369x1229

All temperatures shown are for example only



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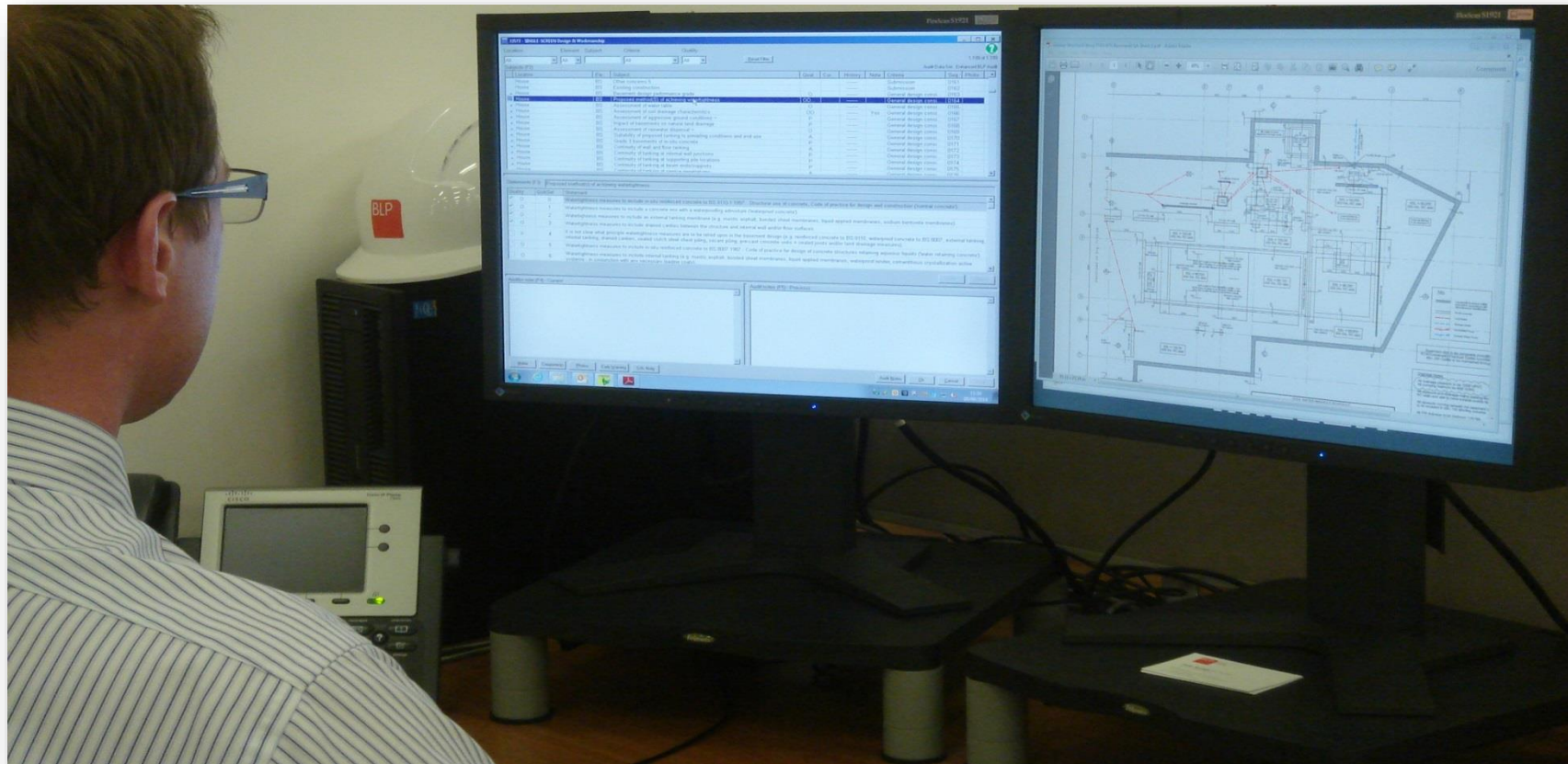


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Methodology

- BLP's standards
- Existing industry standards embraced in:
 - Approved Documents
 - British Standard's & Codes of Practice
 - BRE Reports and Papers
 - Trade Association Best Practice Guidance
 - 3rd Party Certifications etc.

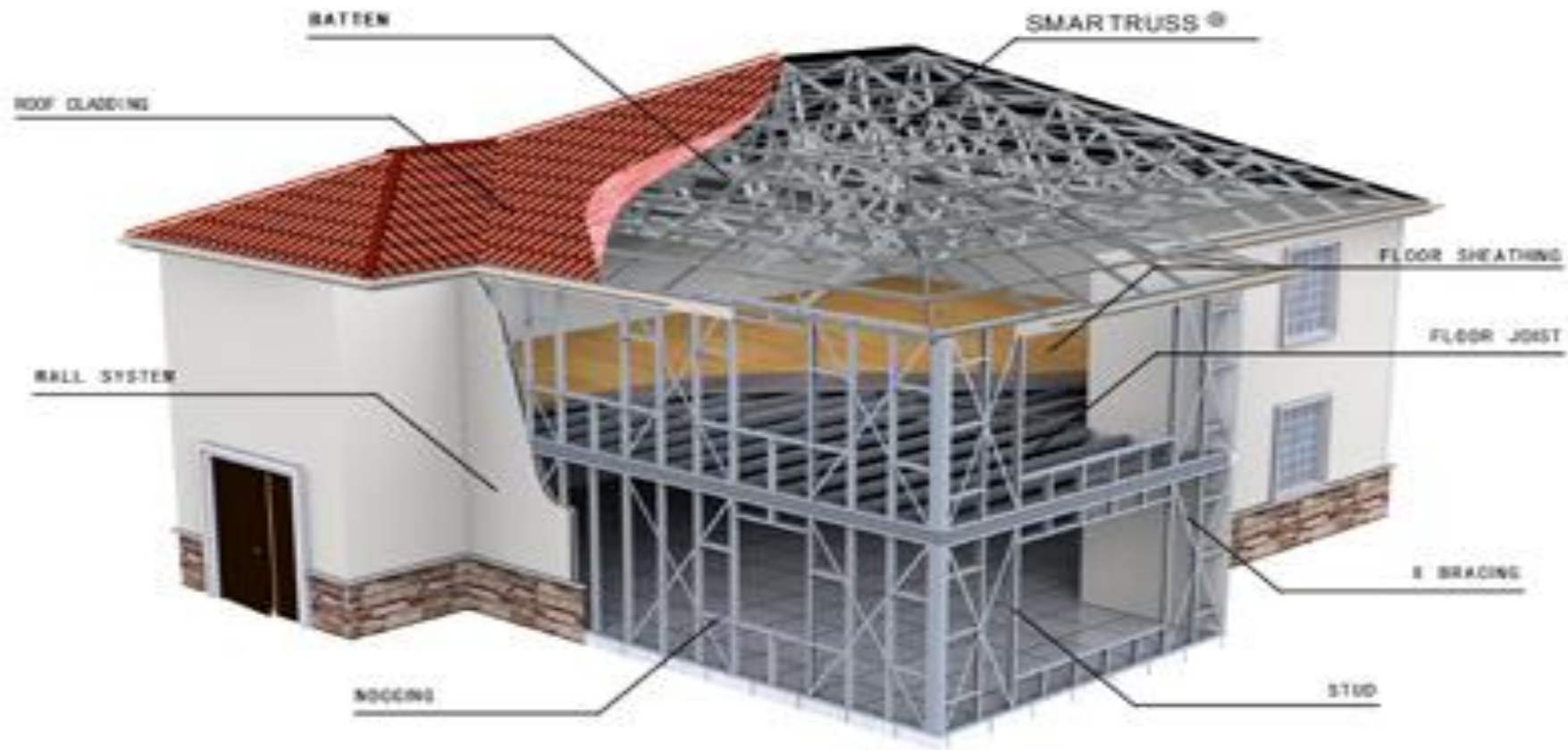
Desk Study



Limits; height, exposure, loads, use



Method of construction and component interfaces



Maintenance requirements



Workmanship



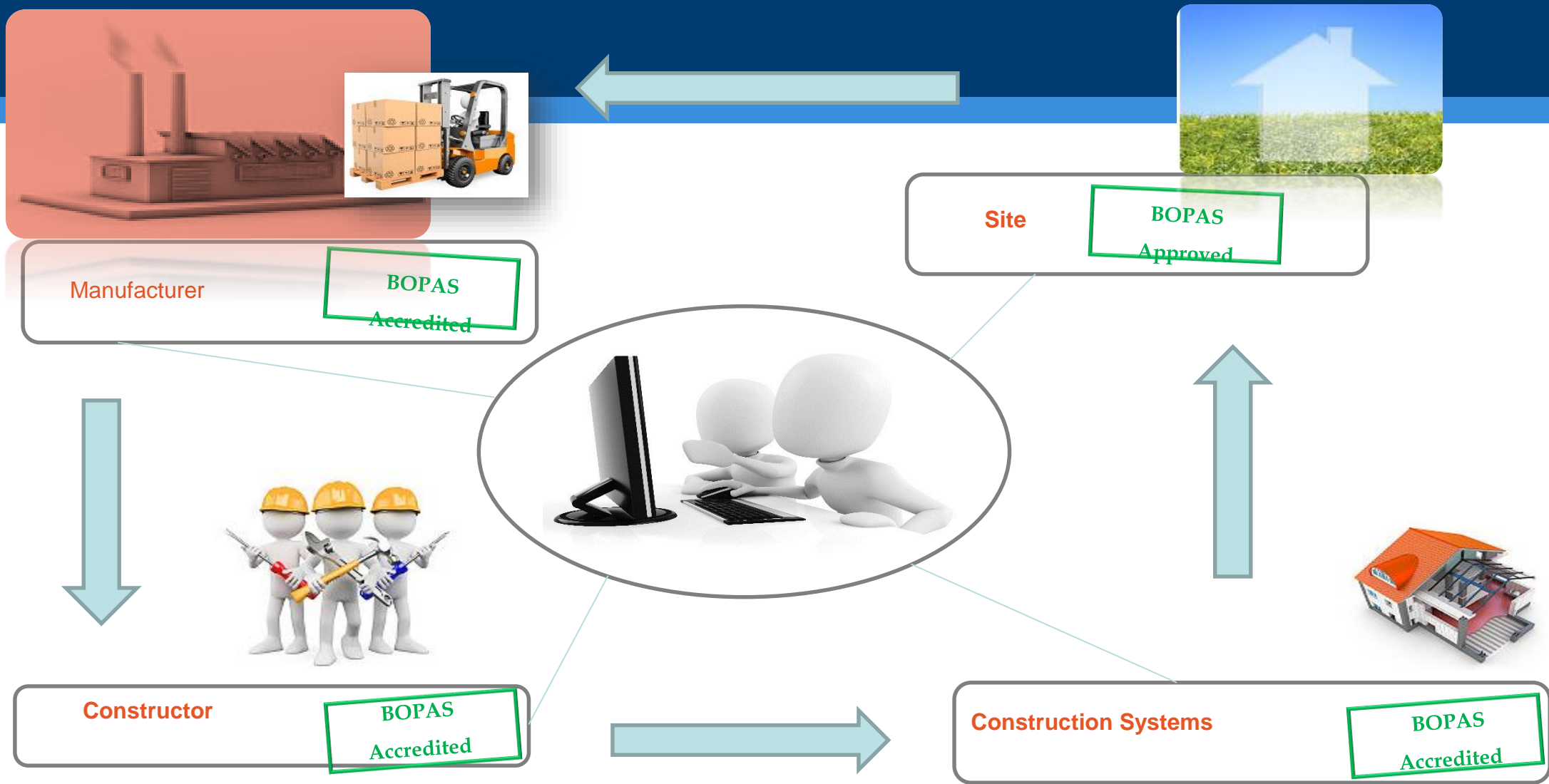
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Valuer Risk – awareness of construction system



Summary

- **Three Stage Process**
- **LR (Gap & Implementation) Design, Manufacture Construction and PM**
- **BLP Durability Assessment**
- **Buildoffsite Web based update and search facility**
- **3 Year accreditation with Surveillance Visits.**
- **Broad based lending Community recognition**



Government White Paper Extract

- ‘To underpin the growth of this sector we must ensure that homes built offsite can access finance on the same basis as traditionally built homes. The Buildoffsite Property Assurance Scheme, which provides assurance to lenders on methods of construction, has existed for some time but there is limited take-up among lenders, partly because of a lack of data to support them in making decisions’.



BOPAS – RECOGNISED BY INDUSTRY STAKEHOLDERS AS FITTING OFFSITE SECTOR NEEDS



Working together
for a safer world



Thank you

Any questions?

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