

Workshop 2b:

Radian Build move into development

Speakers: Peter Evans (The Radian Group)

Andrew Godwin (The Radian Group)

Chaired by: Alex Dixon

Room: Surrey Room





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Drum Housing



Swaythling Housing



Longwood Park



Turnstone Support



Windsor Housing



Radian enters new build operations

Peter Evans – Director of Technical Services

Andrew Godwin – Head of Operations



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Radian

- 21,000 homes
- South of England based
- 600 home annual development programme
- Large DLO – Radian Services, £30m T/O



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New developments - issues

- Price of construction
- Quality control
- Consistency of materials and components
- Defects performance
- Gas safety



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Our strategy options

- Strategic aim of in house services
- Seeking to acquire a contractor
- Development contractor having issues
- Company collapse
- Secured site took on site operations
- Radian Build was born



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Operations

- Construction management
- Existing supply chain
- Existing back office functions



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Our sites



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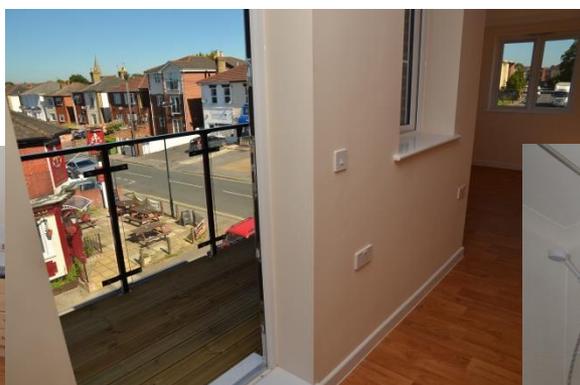




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Challenges

- Measurement of completed work.
- Non-payment of sub-contractors.
- Information.
- Preparation of H&S documentation.
- Planning conditions.
- Building warranty cover.
- Preparation of sub-contractor packages.
- Tender process.
- Registration of approved contractors.



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Challenges

- Existing hire arrangements.
- Can you take advantage of your existing DLO.
- How to use existing office resources.
- Payment of contractors & consultants.
- Material accounts.
- Internal finance arrangements.



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Defects Performance

- Of the 14 properties on the first scheme 4 have reported no defects, 6 have reported 1 defect each and the remaining properties have suffered 12 defects.
- The nature of the defects are minor leaks (5) door/gate adjustments (4), heating (3). All were remediated within our standard responsive repairs timeframes and all costs posted against Radian Build
- We have compared this performance with that of external contractors with the help of development colleagues who have provided us with performance data. One site of 17 homes experienced 70 defects none of which were attended within our timescales, another site of 9 homes experienced 54 defects two of which were attended to within our prescribed timescales.
- Radian Build offers a more customer focussed approach to defects with far fewer being reported.



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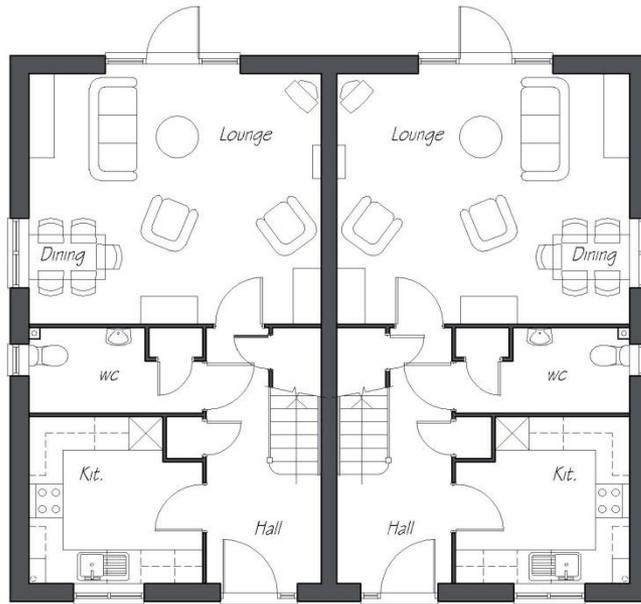
The Future

- 3 units to start on land that has been acquired.
- 2 units to start on land owned by Radian
- 8 units to price on 4 sites which are owned by Radian.
- 25 units to price on a site which is owned by Radian.

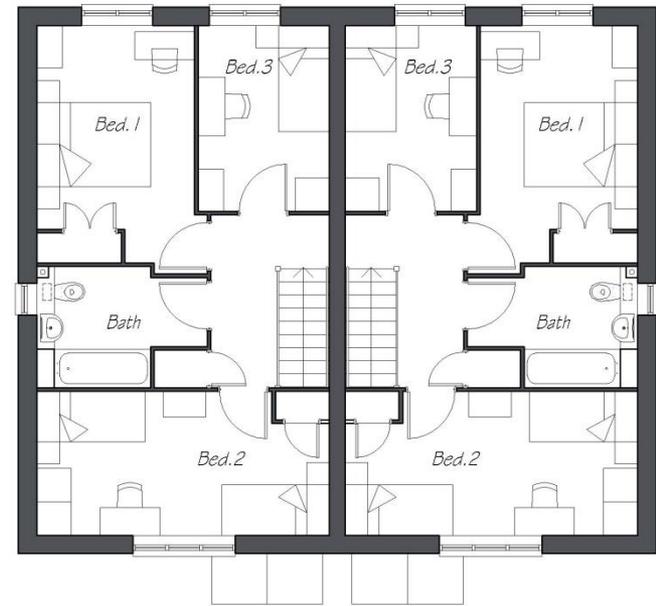


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Ground Floor Plans:



First Floor Plans:

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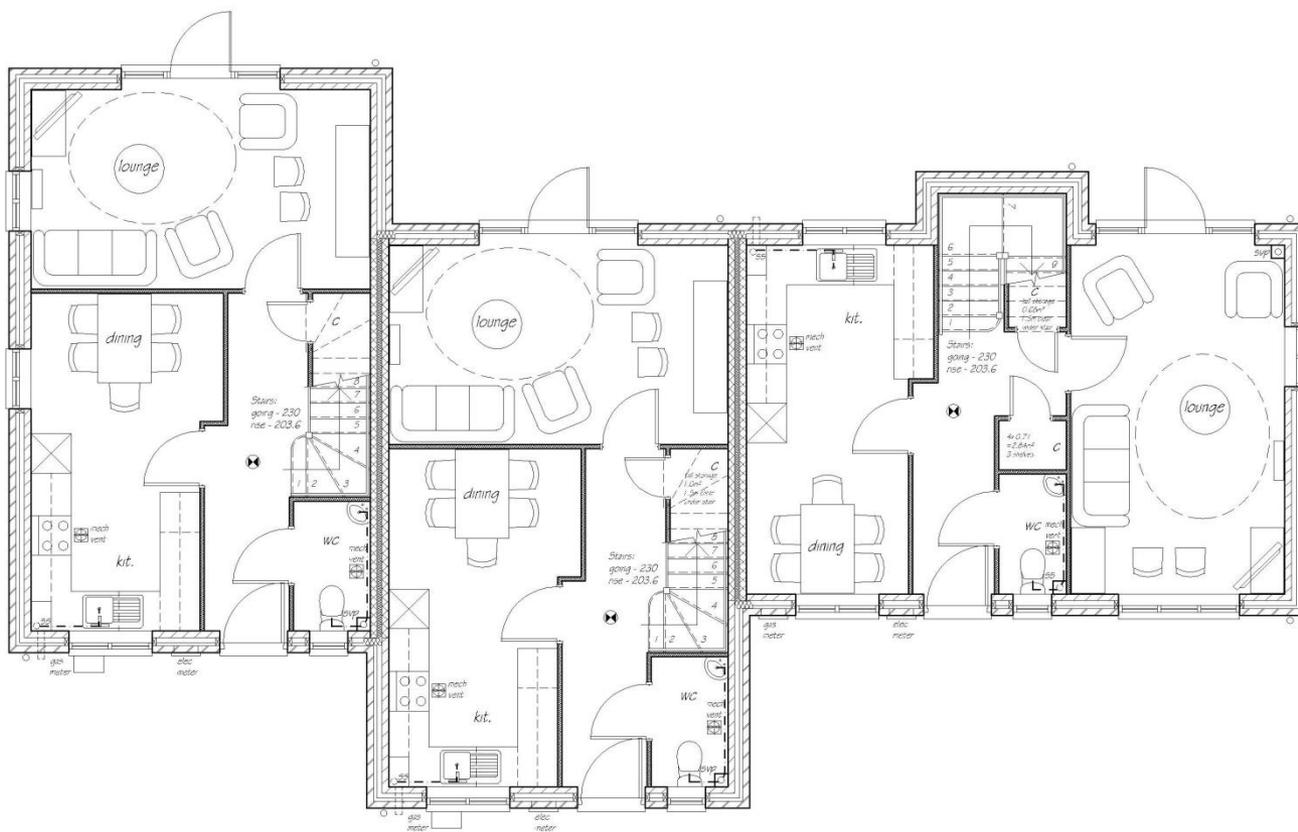




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Three green-outlined rectangular signs are arranged horizontally. The first sign contains the word 'Choice', the second 'Opportunity', and the third 'Trust'. The signs are slightly overlapping and have a 3D effect with a drop shadow.

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Focus

- Production of standard house types
- Standardise construction
- Aline product specification with planned
- Standard costing model
- Review handover information



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Next steps

- Land acquisition strategy
- Grow Radian Build



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