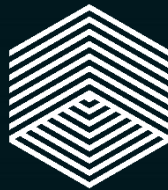


Latimer by Clarion

Design, Appraisal & Delivery of Affordable Housing



LATIMER
by Clarion Housing Group

A photograph of a woman and a young child walking away from the camera in a park. The woman is wearing a white sweater and red pants, and the child is wearing a floral dress. They are holding hands and walking on a grassy path. The background is filled with trees and sunlight filtering through the leaves.

**USING MMC AND RELIABLE
APPRAISAL METHODS TO DRIVE
THE DELIVERY OF BETTER
QUALITY, MORE SUSTAINABLE
HOMES AND HAPPIER
COMMUNITIES**

M3 WORKING GROUP PRINCIPLES

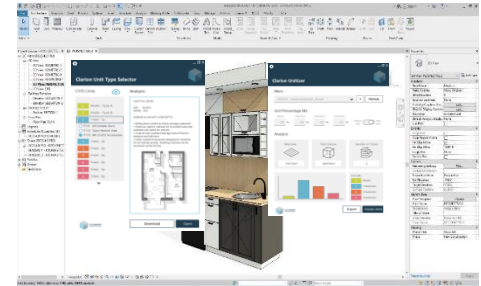
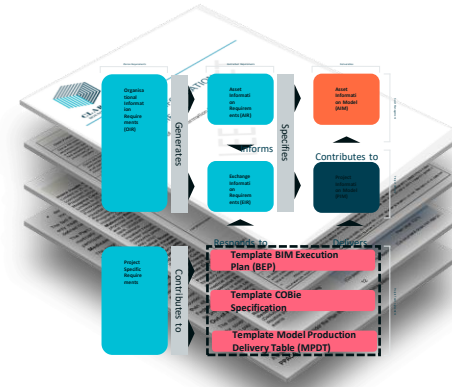
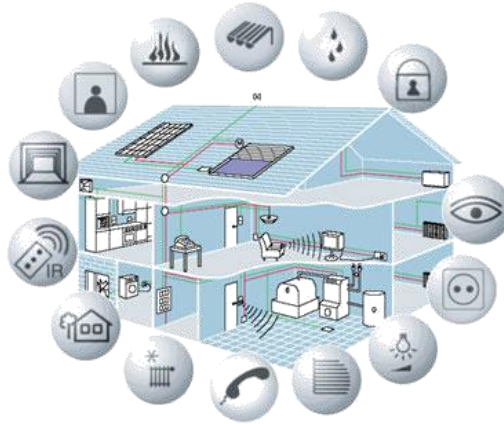
Define and standardise your product, whether traditional construction or MMC.

Capture specification and cost info about your products.

Understand the running costs and NPV implications.

Analyse the info and use it to manage your asset.

Feed the cost and asset management data information into your appraisal tools to enable more informed decision making in development processes.



MMC Versus Traditional Construction

Challenges

- Limited out-turn cost available on build costs and maintenance costs for MMC products
- Construction material shortages due to pressure on global supplies and supply chains
- UK Construction labour shortages, skills and training gap is evident
- Delays on traditional construction projects are no more a surprising feature
- Cost of protracted design development and tender processes adds pressure and costs to project viability
- Quality standards of homes built via traditional methods is advancing too slowly, snagging and latent defects are an unacceptable yet standard expectation
- **Sustainability in all its forms.**
- **Still 1million people on the waiting list for affordable housing in the UK.**

Solutions

- Product standardisation (within reason)
- Provide cost certainty for RPs,
- Develop local and regional supply chains who can in turn provide training opportunities for local people.
- Bring supply chain partners closer to their ultimate clients
- Partnership procurement and delivery models which expedite house building
- Change the environment in which quality standards are established, remove variable factors and standardise core performance measures
- **Save money on outdated processes, invest in the increased quality of sustainable buildings, manufacturing and communities.**

M3 & CLARION – APPRAISAL METHODOLOGY

- Establish an identical product specification between traditional and MMC, both for fabric standards, space standards and MEPH infrastructure.
- Align the life cycle maintenance assumptions,
- Use the appraisal methodology to differentiate between the differences in how to design, procure and deliver projects in both MMC and Traditional
- Identify the appraisal start dates, build programme assumptions, cash-flow profile
- Use our Small Sites programme and existing project data to pilot the appraisal tool
- Refine the tool by testing the volume
- **Extend the appraisal methodology for delivery of the forward pipeline of major projects.**
- Leading and encouraging the house-builders and developers that we partner with to innovate through their own project appraisal, design and delivery processes

THANK YOU



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