

## Workshop 2c

# Making MMC/OSM viable

**Speakers:** Paul Flowers, M3  
Ayo Allu, Clarion  
Nigel Banks, Ilke Housing

**Chaired by:** Craig Oosthuizen

**Room:** 3a



**NHMF**  
**Maintenance**  
**Conference**  
**2022**

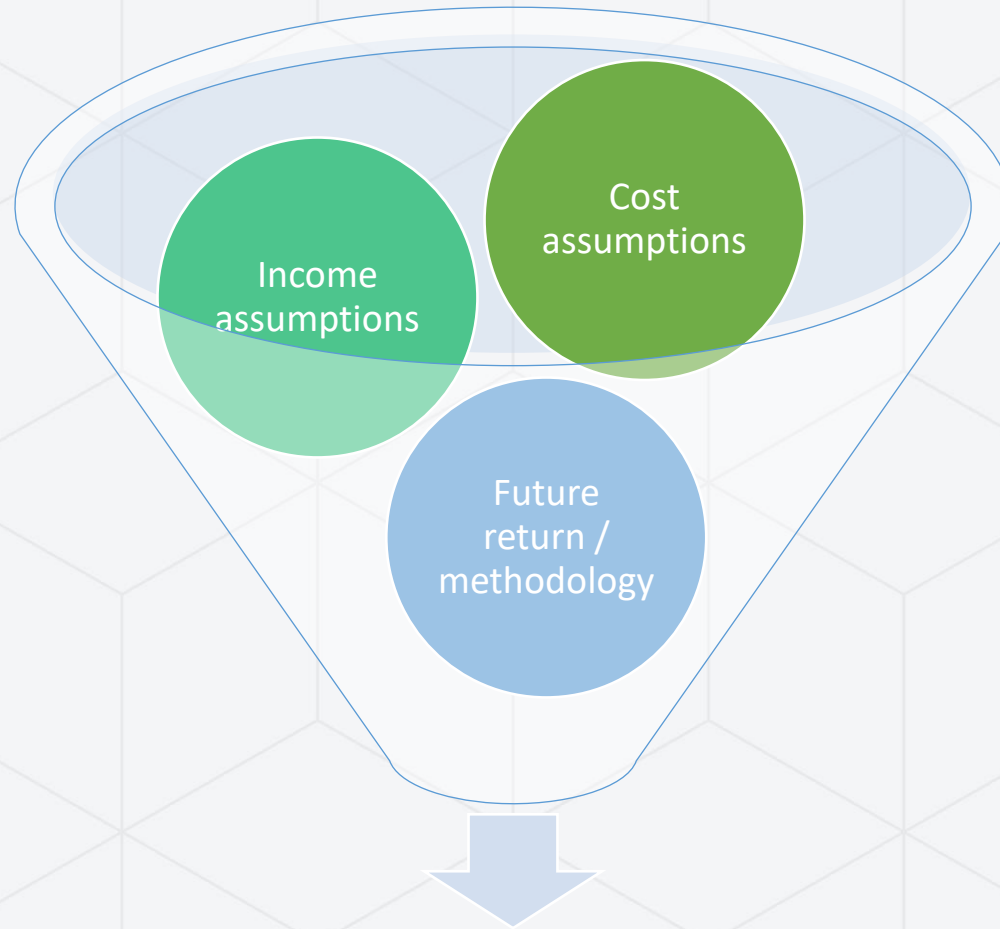


# Aim of this session

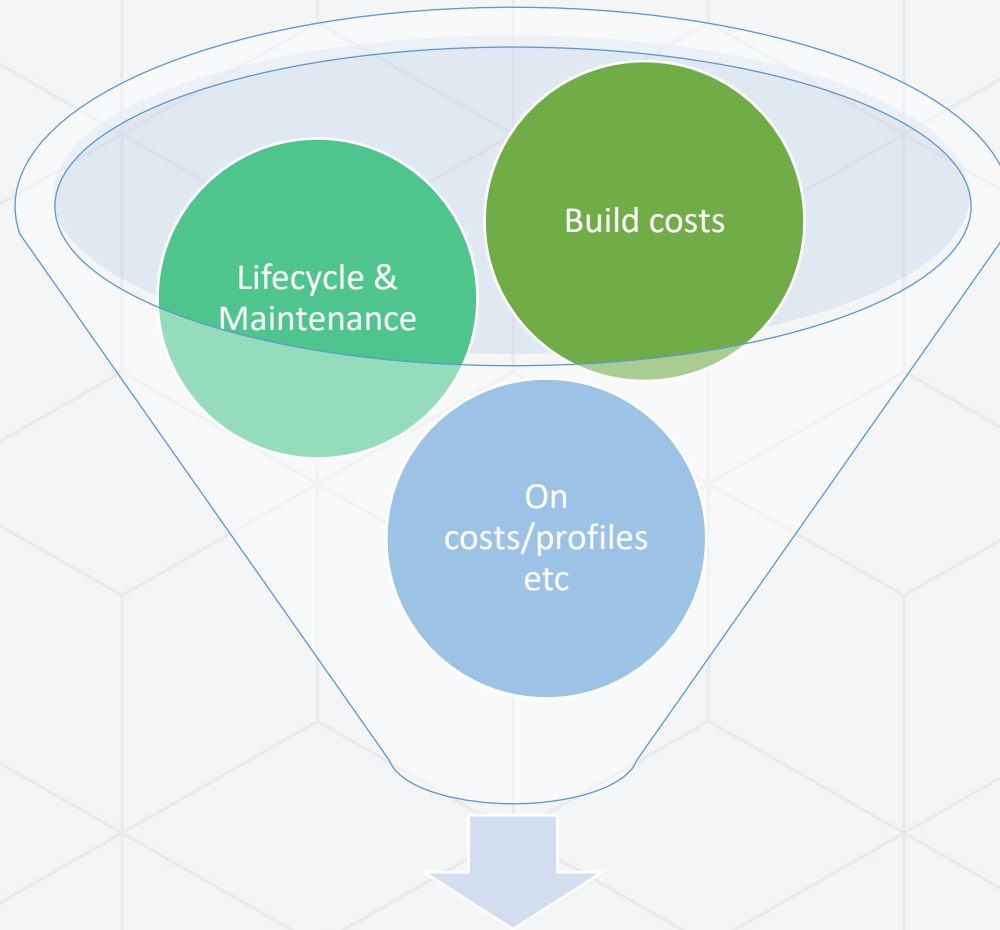
- Introduce you to the topic
- Hear what we've done so far
- Invite your feedback
  - And participation?

# The MMC project - AIM

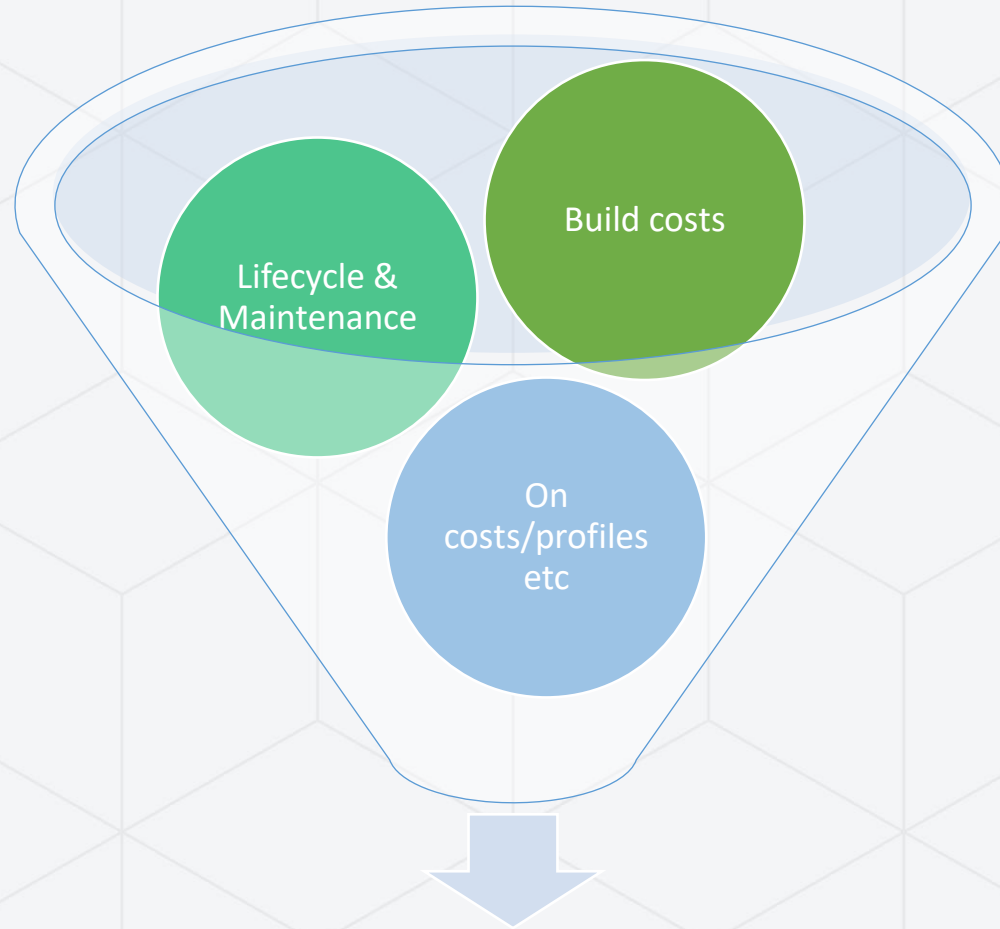
Allow a quick appraisal of MMC/OSM on comparable terms to a Trad build



**Initial appraisal**



Costs excluding land - Trad



Costs excluding land – MMC?

# MMC project – key areas

- Consultants
- Cost profile and dec interest
- Total build costs
- **Maintenance and lifecycle costs**
- Appraisal methodology

# Participants

- Raised by Bromford
- Run by M3
- Participants
  - Bromford
  - Guinness
  - Clarion
  - Ilke
  - L & G
  - etc



# Project approach – including obstacles

- Ask questions
- Get data
- See if questions answered
  
- Are the questions correct?
- What data do we have?
- How do we compare units like-for-like?

# Difficulties of like-for like comparison between Trad and MMC

- Build costs
  - What EPC level?
  - Fabric first or eco kit?
- Maintenance and lifecycle costs
  - Eco kit (again)
  - Will new Trad homes have to be retrofitted after 2025?
  - Are MMC homes easier or harder to maintain?

# Questions?

Making MMC Viable | 09 November 2021



**Your challenges  
expertly solved  
in partnership**