

Workshop 2A

MMC: A Client's Perspective

Speaker: Trina Chakravarti, Building Better

Chaired by: Julian Ransom

Room: A



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Building Better: innovation, aggregation, collaboration.

30 housing associations and local authorities working together to increase the use of modern methods of construction (MMC) in the social housing sector, backed by the National Housing Federation.

- In 2021/2, 15.4k modular or panelised homes started or completed on site
- 10.6k MMC homes are currently being assessed for cost viability
- 26k more MMC homes planned over the next four years
- Cost is the most significant barrier to delivering MMC
- Quality uncertainty is the least significant barrier



Reaching in a tipping point

- Quality and resident safety
 - Worsening skills shortage
- Productivity halted during the pandemic
 - Govt targets on sustainability
- Stretched HA budgets: new build vs. remediation & retrofit

Members' drivers

Climate change Quality

Skills crisis Control

Additionality



Assurances / red lines

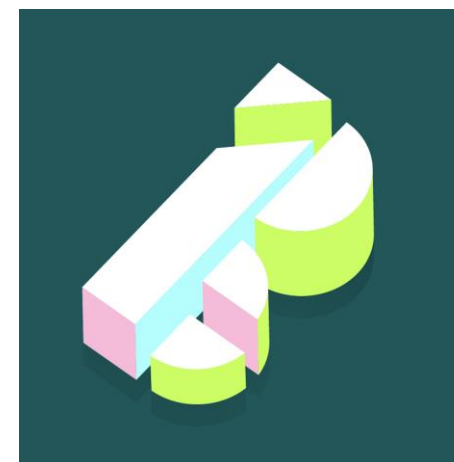
- Non fossil burning appliances: no gas
- Standard building warranties: NHBC, LABC, Premier etc
- 60/100 year warranty backed assurance: BOPAS or NHBC Accepts
- ISO9001/14001
- Enhanced energy performance: standard product: minimum is EPC B, SAP 81+
- NDSS compliant
- M4(3) Options
- Enhanced UK fire safety standards and legislation



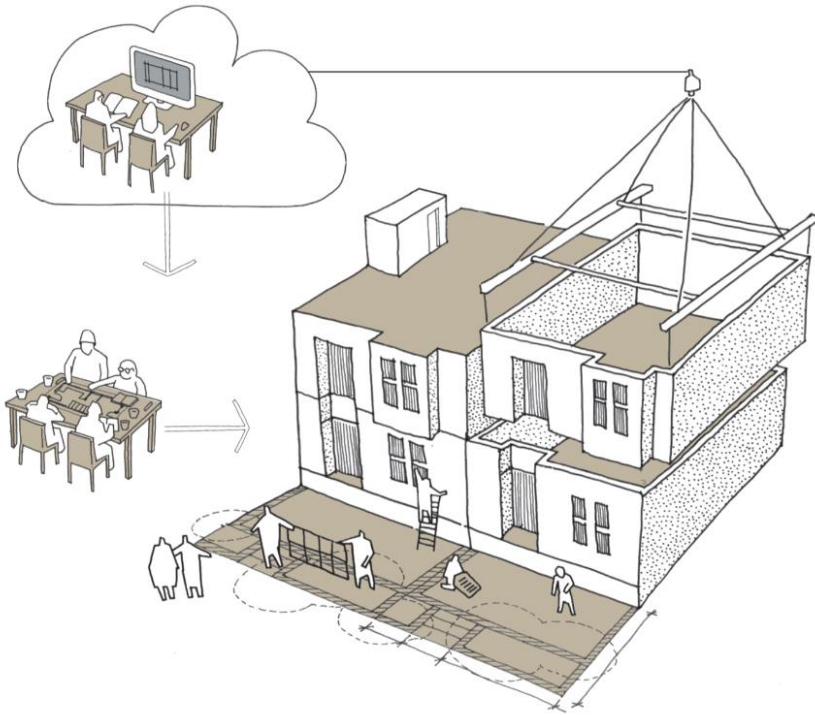
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Lessons learnt

- Market has moved on and some myths are busted
 - Financial risk: payment profiles, warranties & mortgageability
 - Design: spec & customization, adaptability
 - Cost: per unit, scheme size
- But the market is still immature and some gaps remain
 - Bungalows, single entry apartments (for Cat 1)
 - Complex sites, demolition – principal contractor
- Cost is still an issue



Remaining barriers and opportunities



- Key issues in asset management, maintenance and repairs teams now:
 - Limited resource, pandemic delays and remediation costs
 - Need certainty on heating type
 - Defect resolution – feedback loop needs to be shorter
- Data
 - Opportunity sound but not proven
 - POE project

Thank you.

See you at the
next conference!



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MMC: A Client's Perspective

Speaker: Robin Palmer, Peabody Housing

Chaired by: Julian Ransom

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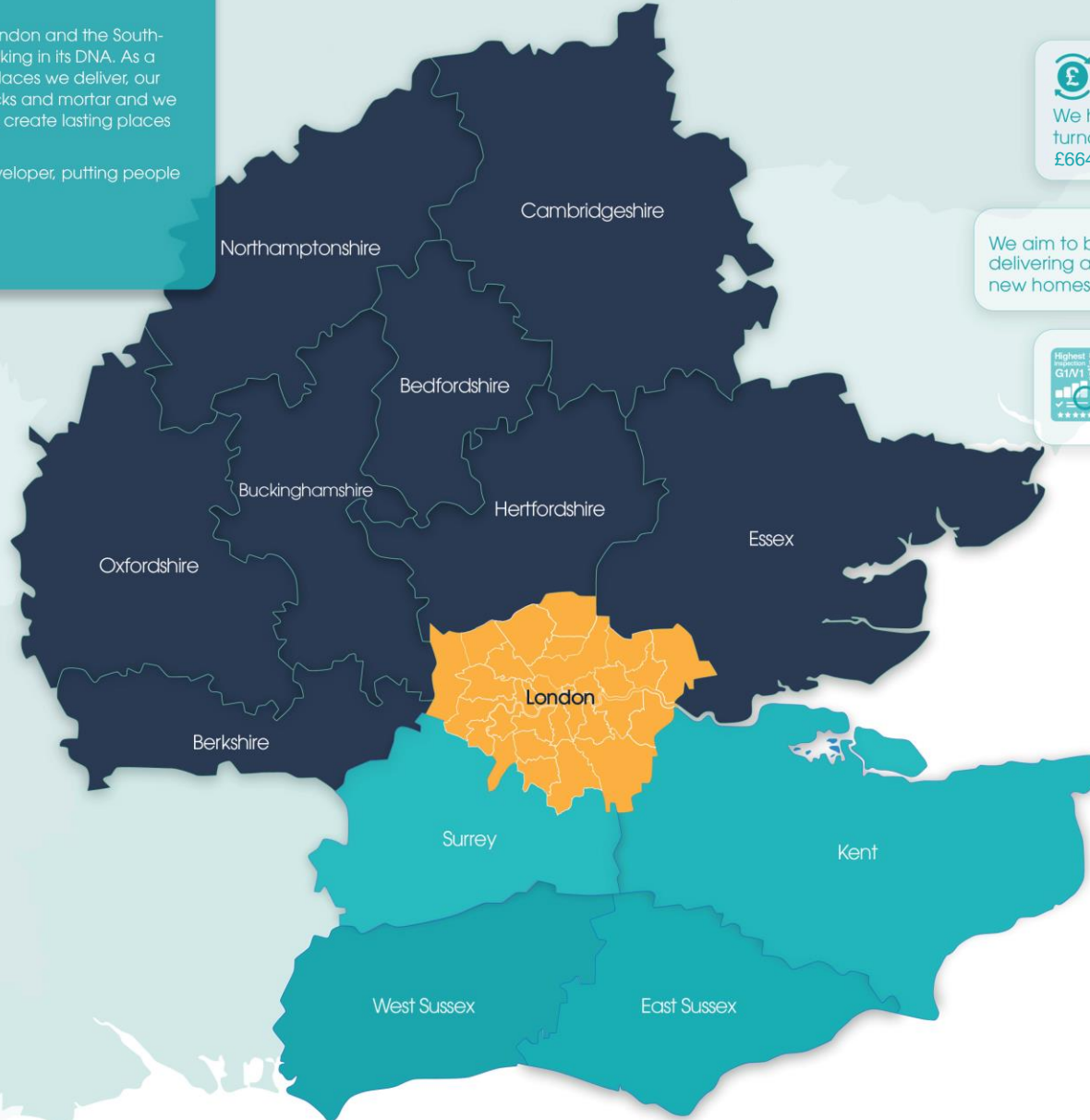
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We create more than a place to live.

With 160 years of history in London and the South-East, Peabody has place-making in its DNA. As a long-term custodian of the places we deliver, our investment goes beyond bricks and mortar and we embrace our responsibility to create lasting places where people love to live.

We are a purpose-driven developer, putting people at the heart of what we do.



Who is Peabody...

£ **£664m**

We have an annual turnover of around £664m

 **160 years**

We have 160 years of placemaking history in London and the South East

We aim to be delivering around **3,000**  new homes each year by 2025

Approximately  **20,000** new homes in our pipeline until 2040



We are rated **G1/V2** for governance and viability by the Regulator for Social Housing

We have over **100,000**  homes in management



We are regenerating **Thamesmead** one of the biggest regeneration projects in the UK



A continued aspiration to deliver 60% of our programme inside London and 40% in the surrounding Counties



We aim to continue to be the partner of choice for both our local authority and developer partners



Our design and placemaking credentials are externally recognised and award-winning

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ALLFORD
HALL
MONAGHAN
MORRIS

2003



Raines
Court

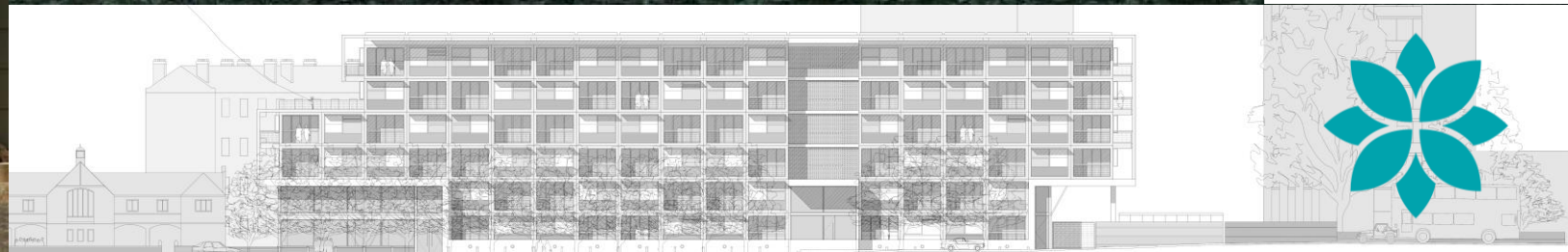
Peabody's MMC Experience



ECO-LIVING AWARD

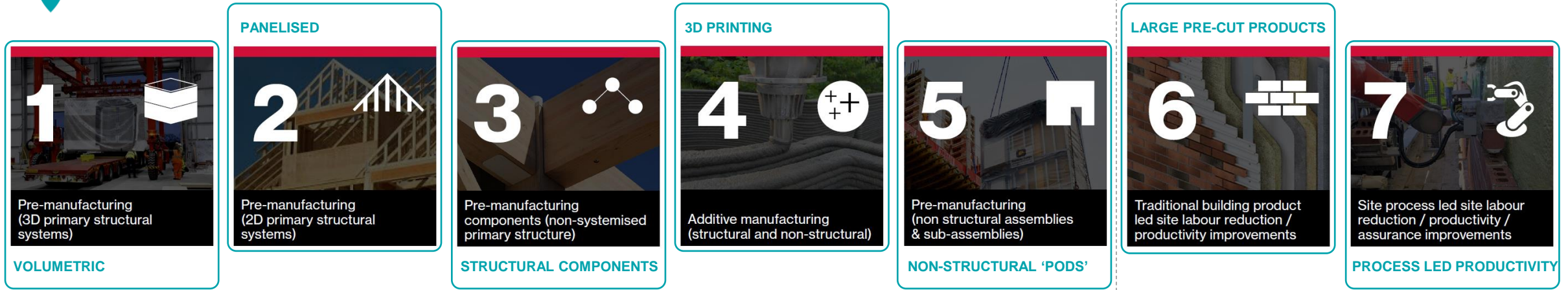
Westwood Acres

Love Living Homes
Poorhole Lane, Westwood,
Broadstairs CT10 2PP
Priced from £29,500 for a 10 per cent share of a two-bedroom house





Understanding MMC

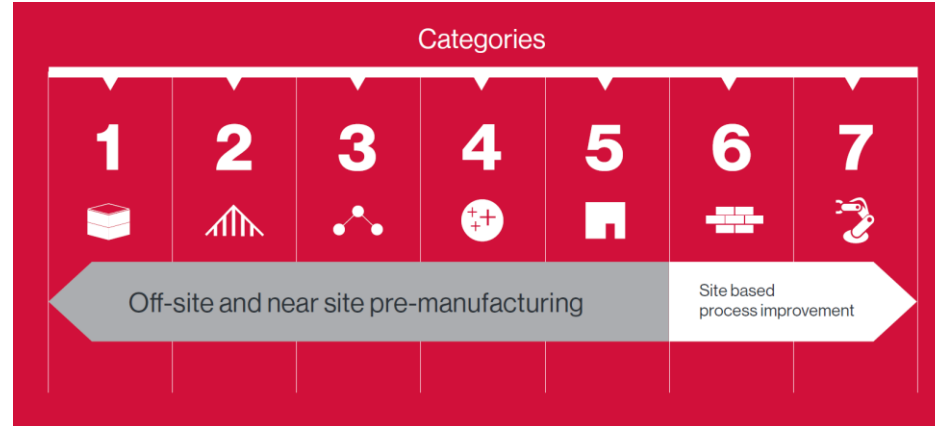


MODERN METHODS OF CONSTRUCTION
INTRODUCING THE MMC DEFINITION FRAMEWORK

WHAT IS THE MMC DEFINITION FRAMEWORK?

The MMC definition framework is a new seven category definition framework that enables a full and future-proofed range of 'Modern Methods of Construction' used in homebuilding to be better understood with regularised terminology. The definition framework spans all types of pre-manufacturing, site based materials and process innovation.

This definition framework is an output of the MHCLG Joint Industry Working Group on MMC which is tasked with improving stakeholder education and understanding of MMC with particular reference to enabling better access to mortgage finance, insurance and assurance. Particular thanks go to the Working Group members, Bulldozer, Homes England, NHBC and RICS who all provided input to this definition framework.



“The definition framework is an output of the MHCLG Joint Industry Working Group on MMC ... enabling better access to mortgage finance, insurance and assurance.”

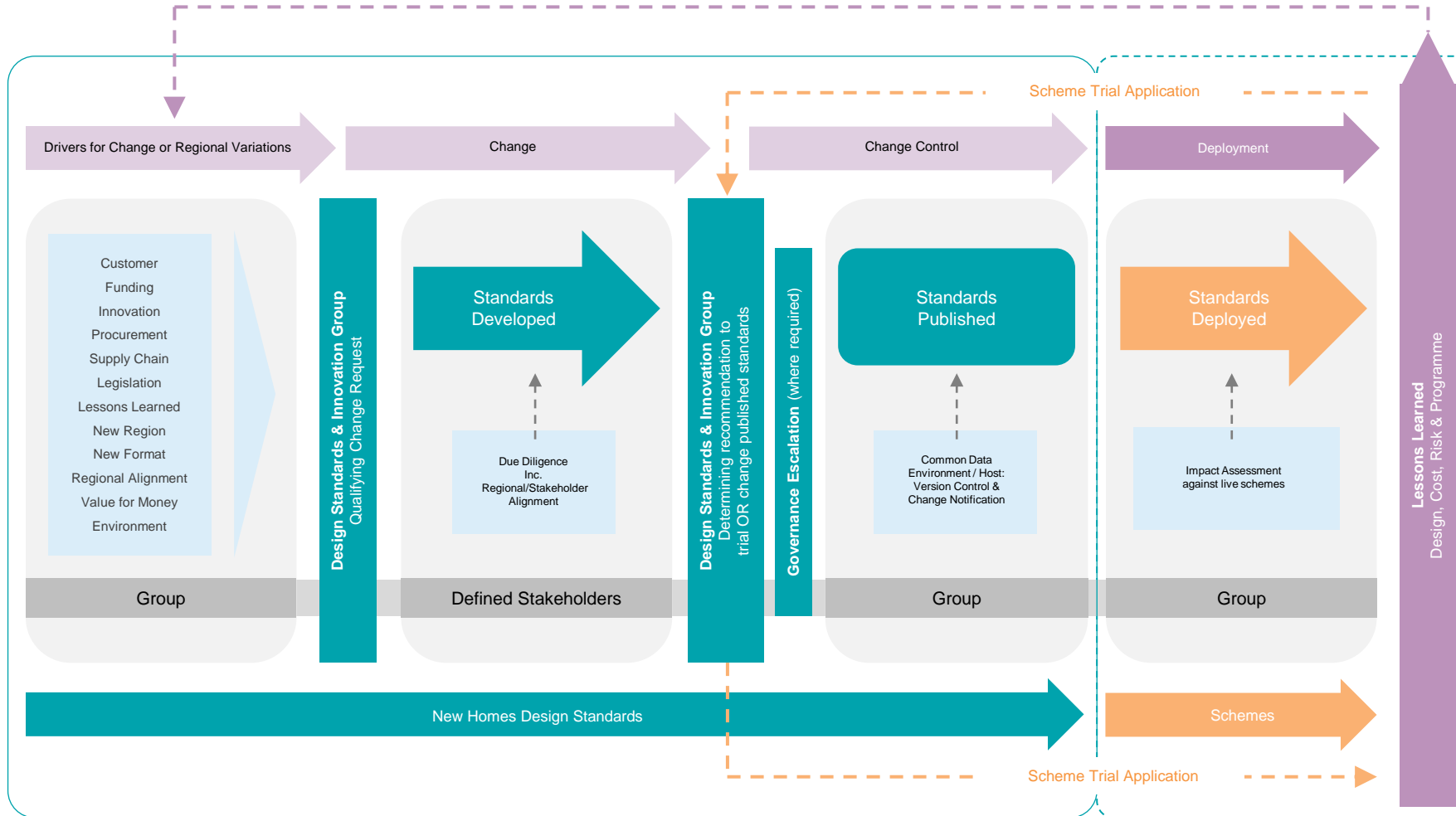
“Before the categories can be examined and applied it is important to define the type of building and the material genre. The material genre is only applied to the structural categories 1-4a.”



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Evolving At Scale with MMC



Change Control Process

- **Qualify the need for creation/change of approved design standards.**
- **Consider and evaluate the benefits and costs (including life cycle cost-in-use).**
- **Agree the purpose, scope and rules of engagement for any proposals to trial or prototype.**
- **Make recommendation to approve or reject publication of any proposals.**

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National Housing
Maintenance Forum 2023

NHMF Maintenance Conference 2023

Stephanie
Lloyd-Foxe

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#team

Creating Great Homes Together - #MagnaBuilds





Magna Housing Ltd here at #housing2022 with Craig Demanuele - find out how we developed the robust financial ...see more

...what Stephanie Lloyd-Foxe MBA MCMi MSc MCIARB and Paul Read had to say: <https://loom.ly/MxjU4E4> #TeamMagna ...see more



...for our customers and communities in the #southwest #teamwork #futureofconstruction #MagnaBuilds #constructionjobs

...by Rollalong Ltd and delivering #affordablehomes #MagnaBuilds #GreatHomesTogether



A unique partnership has come together to address the housing crisis in the South West and build 1,000 new modular homes over the next three years.



...how it has helped Magna Housing Ltd to build a solid business case for adopting #MMC #MagnaBuilds

It's fantastic to be working with DrewSmithVistry on this DorsetCouncil / MagnaHousing project benefitting ...see more



Magna's reflections: 5 years of transformation



House Type Portfolio



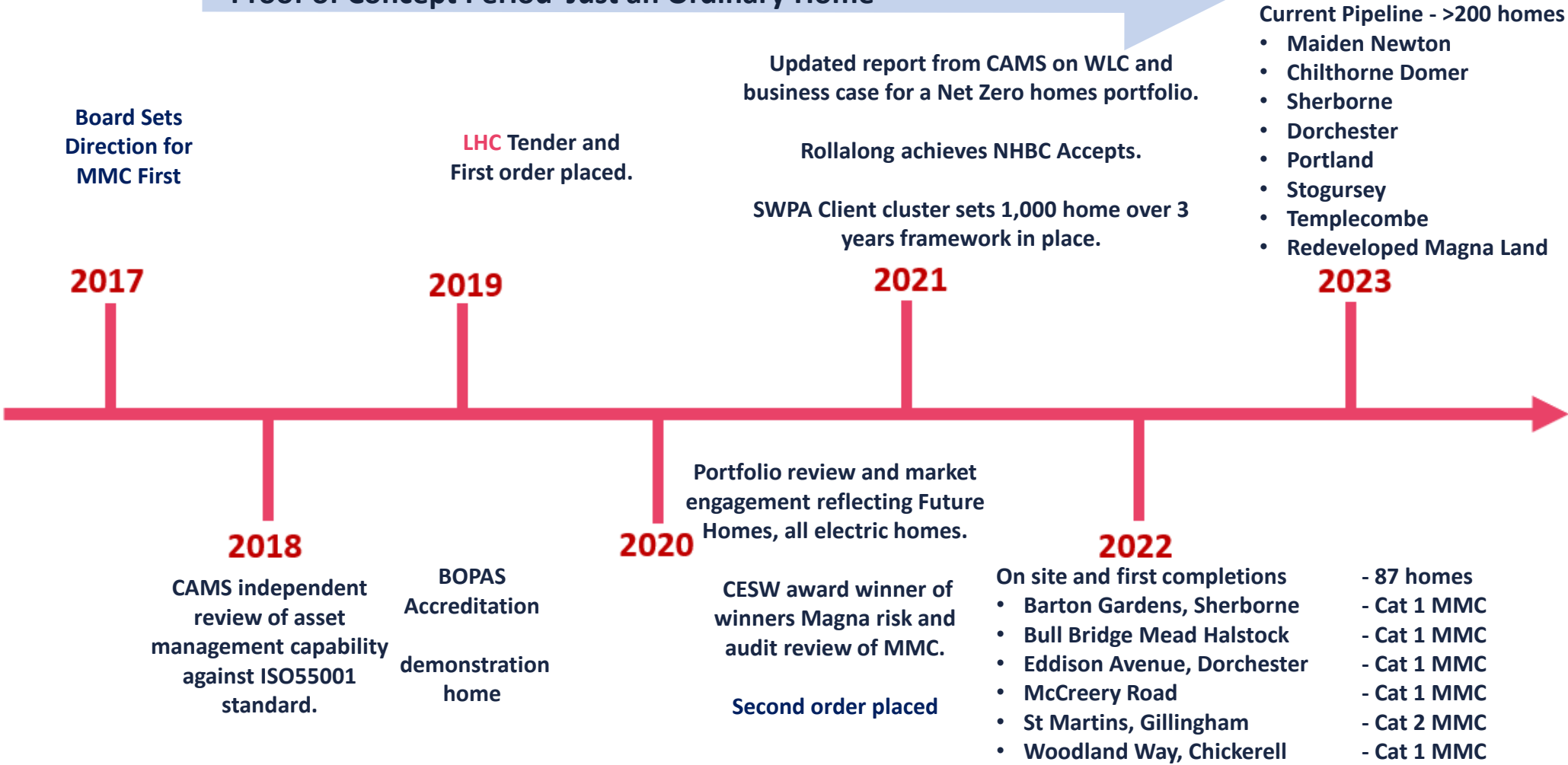
2023 – Net Zero The Future of Homes Now



#tean

BAU 100% MMC First 'Net Zero No Ordinary Home'

Proof of Concept Period 'Just an Ordinary Home'



#team





Magna has 4 strategic priorities and the business case for MMC is made across each member of the executive.

- **Customer** feedback so far backs the move to MMC to deliver the quality we want and use of a portfolio we already knew people loved.
- **Capability** - Having consistent process and product allows **continuous improvement** and digital integration in the homes, between homes and into design and from factory to Magna. MMC is an enabler to a digital revolution.
- **Performance and Results** – Our mission to our customers, communities, people and partners are better served through a product development mindset. Our future is Net Zero and for now Cat 1 and 2 are nudging ahead being the cheapest and best route to deliver this future.
- **Supply and Investment** – To get to MMC first you have to change your mindset and reengineer your processes. Once done your productivity increases per person and for us it best enables delivering Right homes, right quality, right place.

Customer Experience



Supply and Investment



Organisational Capability



Performance and Results





**Large enough to influence small
enough to care**

Thank you.

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iON Consultants are an independent health, safety and environmental consultancy specialising in:

- **CDM Services**
- **Asbestos Assurance**
- **ISO Management Systems**

We use our experience of working in partnership with customers to identify and implement **sustainable** and **balanced** compliance measures designed to promote a robust safety culture, protect reputation and support ethical business. We are **forensic** in everything we do.

With a multi-disciplinary consultancy approach, we work locally and nationally to deliver compliance solutions to a wide range of sectors.

A reminder of some key legal obligations:

Construction (Design & Management) Regulations 2015

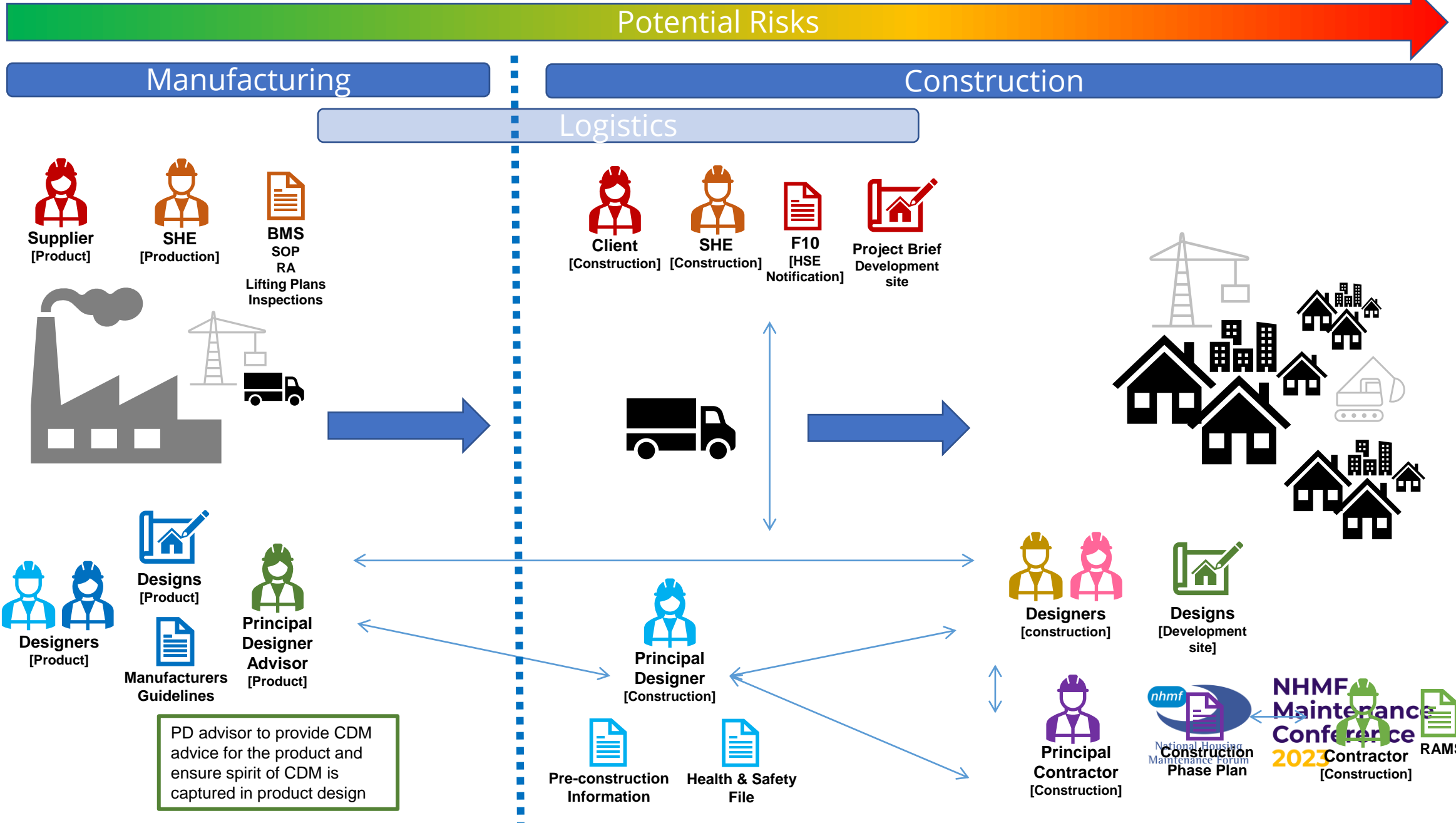
Building Safety Act 2022

Fire Regulations (England) 2023 (come into force 23rd January 2023 –
Fire information and door inspections)

Building Regulations



Application & Interactions



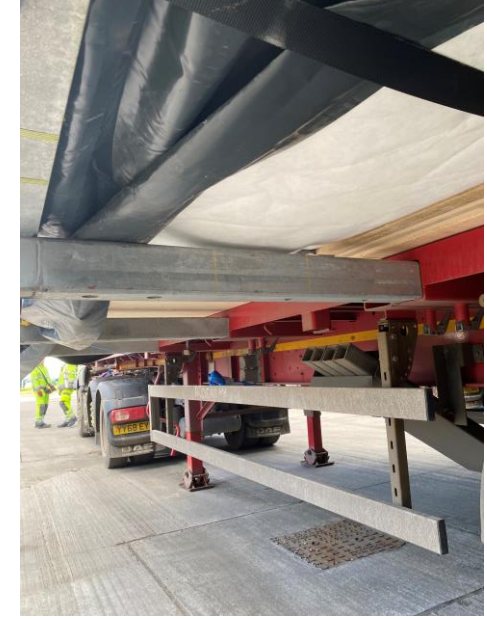
Food for Thought.....

Logistics – Product preservation, side loading during transportation, weather damage. Traffic management requires close attention (Hinckley C fatality)

Contract Exclusions – may include preparatory works, scaffolding and cladding, as well as permits, licenses and structural warranty management

Programme & Schedule With the majority of building materials arriving in one go, precise scheduling is more important than ever.

All parties agree the design pre-manufacture, and substructures must be complete, with craneage and scaffolding in place, before the modular elements arrive on site



Food for Thought.....

Lifting – development and lifting sequencing, grounds conditions and prep. Competent and experienced

Quality & Change Control – Humidity controls during storage (mould, product damage, reworks required. Design changes for now or later (PV, EV charging, air sourced heat pumps) not easy to retrofit.....

Project Management – Clients should engage a project manager who is skilled in the early identification and management of modular risks.

The modular technology selected should be accredited by a trusted third party such as the Build offsite Property Assurance Scheme (BOPAS)



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