



An Introduction

July 2019

LHC helps build & maintain public buildings



1966



National



Dot gov



Housing & education



We were founded by London boroughs in 1966

Extract from
the minutes from
LHC Meeting
No. 1, Thursday
9 June 1966

MEMBERSHIP, AIMS AND TERMS OF REFERENCE

Resolved - That the broad aims of the Group which is a voluntary association of the London Boroughs of Barnet, Brent, Camden, Ealing, Hammersmith, Harrow, Hillingdon, Hounslow, Islington, Richmond upon Thames, the Royal Borough of Kensington & Chelsea, the Corporation of London and the City of Westminster, be:-

- (a) the co-ordination of industrialised building programmes
- (b) the establishment of common social and technical standards
- (c) the organisation of serial contracts for industrialised and rationalised traditional building systems, including the bulk purchase of components
- (d) to carry out studies and projects with the object of achieving industrialised building methods to meet agreed standards by, for example,
 - (i) negotiating long term improvements in existing systems
 - (ii) applying industrialised building methods through a process of dimensional co-ordination and standardisation of components to traditional building, and
 - (iii) developing new systems where necessary.

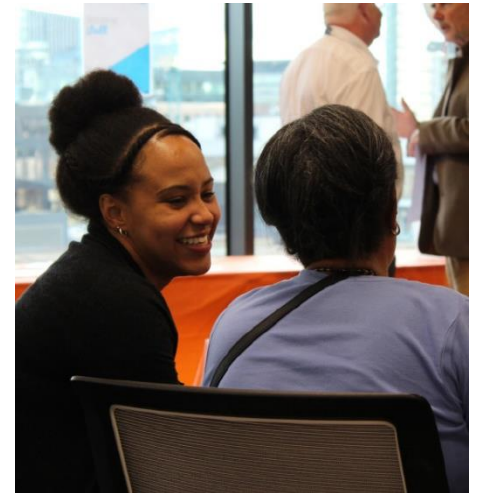
We're a 'dot.gov' and 'not for profit'



Community Benefits

- Targeted Recruitment and Training
e.g. the long term unemployed
- Shared Apprenticeship Scheme
- Upskilling the Existing workforce
- One to one digital support
- Holiday Hunger and Summer Activities
- Local Community Projects

You choose!!!



We help you procure compliantly

The award of public contracts by or on behalf of Member States' authorities has to comply with the principles of the Treaty on the Functioning of the European Union (TFEU), and in particular the free movement of goods, freedom of establishment and the freedom to provide services, as well as the principles deriving therefrom, such as equal treatment, non-discrimination, mutual recognition, proportionality and transparency. However, for public contracts above a certain value, provisions should be drawn up coordinating national procurement procedures so as to ensure that those principles are given practical effect and public procurement is opened up to competition.

Public procurement plays a key role in the Europe 2020 strategy, set out in the Commission Communication of 3 March 2010 entitled 'Europe 2020 strategy for smart, sustainable and inclusive growth' ('Europe 2020 strategy for smart, sustainable and inclusive growth'), as one of the market-based instruments to be used to achieve smart, sustainable and inclusive growth while

C 191, 29.6.2012, p. 84.

C 391, 18.12.2012, p. 49.

Decision of the European Parliament of 15 January 2014 (not published in the Official Journal), and decision of the Council of

the acquisition of works, supplies or services for consideration by means of a public contract. It should be clarified that such acquisitions of works, supplies or services should be subject to this Directive whether they are implemented through purchase, leasing or other contractual forms.

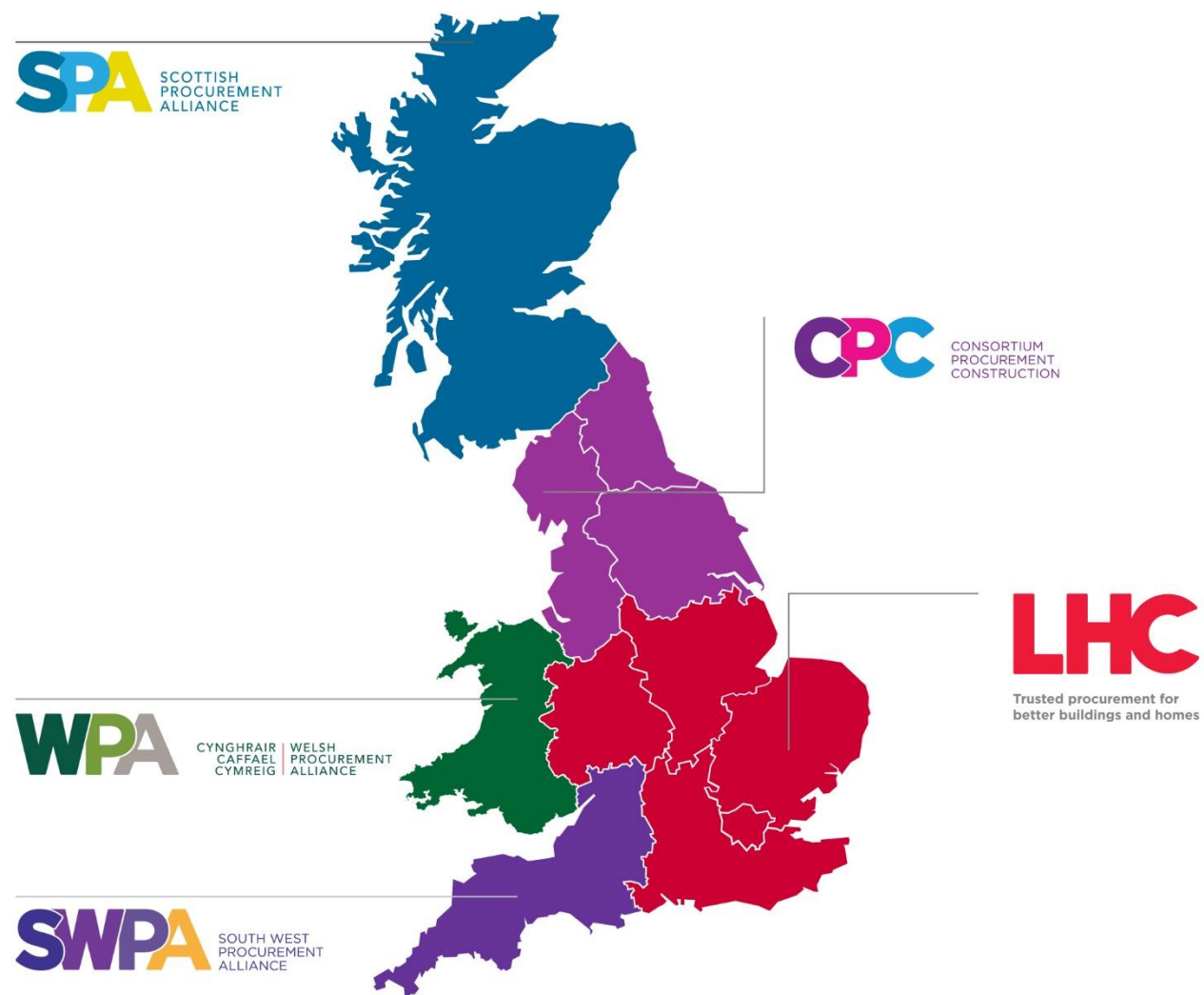
The notion of acquisition should be understood broadly in the sense of obtaining the benefits of the works, supplies or services in question, not necessarily requiring a transfer of ownership to the contracting authorities. Furthermore, the mere financing, in particular through grant of an activity, which is frequently linked to the obligation to reimburse the amounts received where they are used for the purposes

(4) Directive 2004/17/EC of the European Parliament and of the Council of 31 March 2004 coordinating the procurement procedures of entities operating in the water, energy, transport and postal services sectors (OJ L 134, 30.4.2004, p. 1).

(5) Directive 2004/18/EC of the European Parliament and of the Council of 31 March 2004 on the coordination of procedures for the award of public works contracts, public supply contracts and public service contracts (OJ L 134, 30.4.2004, p. 114).

(6) Approved by Council Decision 2010/48/EC of 26 November 2009 concerning the conclusion, by the European Community, of the United Nations Convention on the Rights of Persons with

LHC and the Regional Hubs



What frustrates you most about the uptake of Modern Methods of Construction in the UK?

TOO SLOW

ILL-INFORMED

**THEY DON'T
UNDERSTAND
THE PROCESS**

**MODULAR HAS A
POOR – OUT OF DATE –
REPUTATION**

**UNWILLING
TO CHANGE**

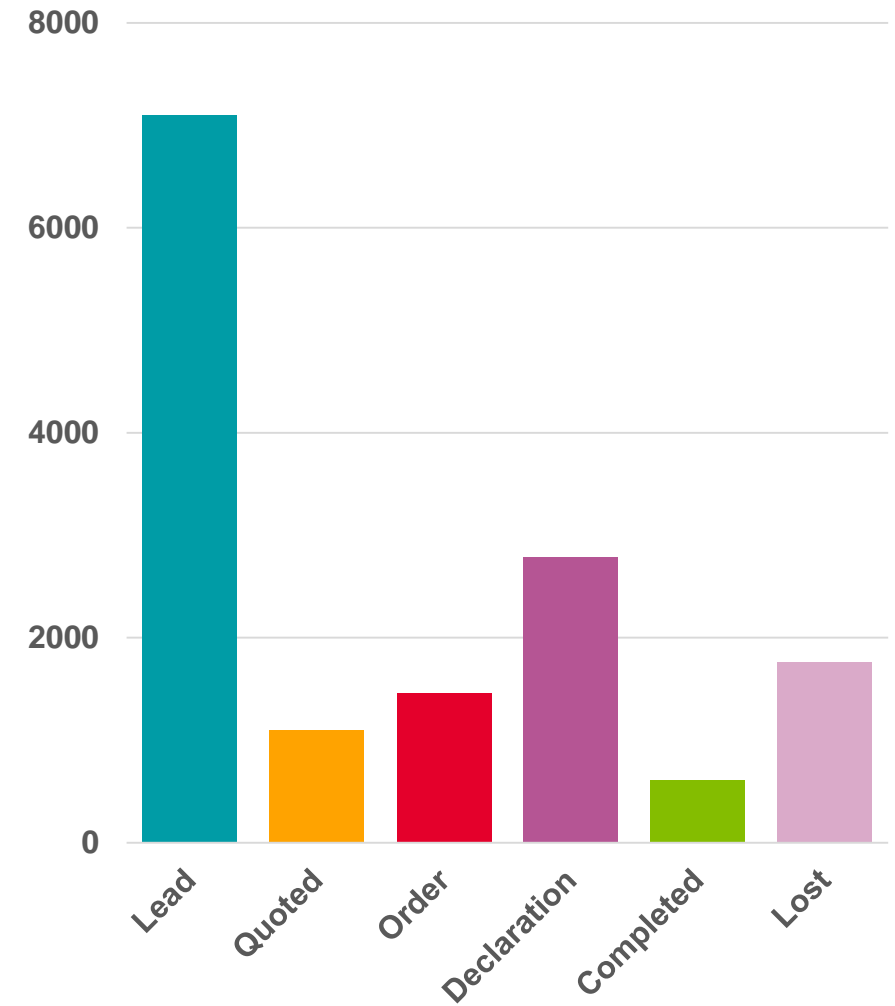
**ARCHITECTS FEEL
THREATENED**

**SEEN AS TOO
BIG A RISK**

**PEOPLE AREN'T
AWARE OF THE TIME
AND COST BENEFITS**

**THEY DON'T REALISE
HOW IT CAN HELP THEM
HIT THEIR TARGETS**

A tried and tested framework



We help BOTH clients AND suppliers



NH1 – History

- NH1 Started 2014
- 4,000 units across UK

NH1 Framework 2014



Workstream 1
Volumetric



Workstream 2
Panellized

Our onsite offering 2015



Workstream 1
Volumetric



Workstream 2
Panellized



Workstream 3
Construction services (Launched Nov 2015)

13 firms met our stringent assessment

Caledonian
Modular



fabric1st
modular



Seddon

ROLLALONG
PERMANENT MODULAR CONSTRUCTION

GallifordTry plc

CRUDEN
GROUP
LIMITED

ForWorks

Hill

Keepmoat
Homes

STEWART
Milne
HOMES

mi-space

NH2 – Framework details scope

1

Covers any type of residential building

- House
- Care homes
- Flats/apartments
- Student accommodation
- Adaptive pods/room on the roof



2

Land Purchase



3

Any local authority, housing association or other public body can use framework

[LHC.gov.uk/24](https://www.lhc.gov.uk/24)



4

Types of works

New build



5

Contracts

- FAC-1 For framework management
- Any form of contract can be used



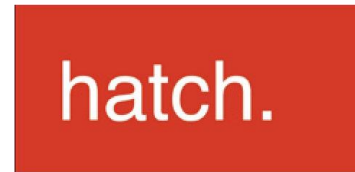
NH2 – Documentation

FAC1 – LHC FAC1

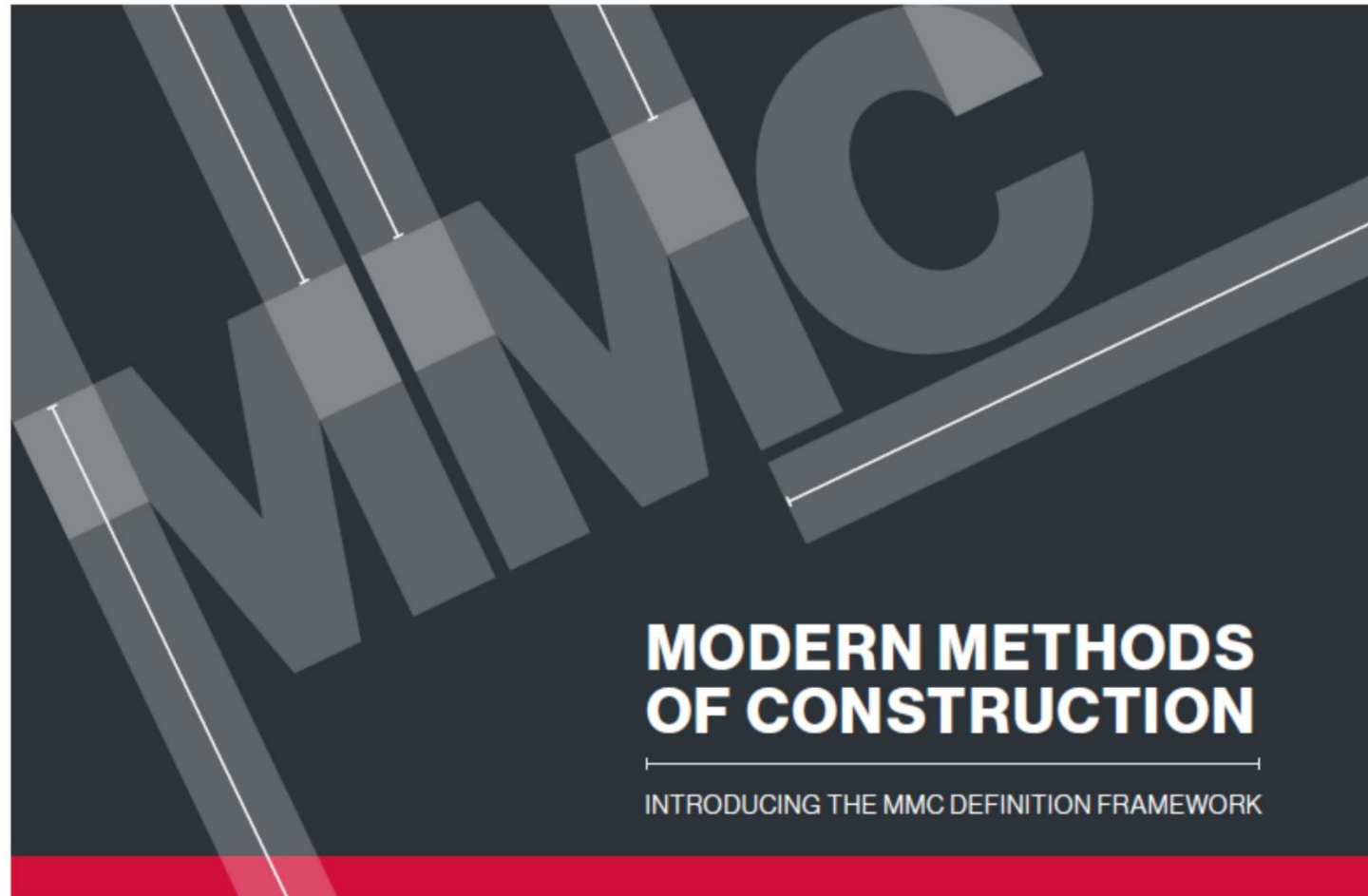


<p>LHC FAC1</p> <p>Framework Alliance Contract</p> <p>between</p> <p>LHC as the central purchasing body</p> <p>and</p> <p>the suppliers appointed to LHC Frameworks</p> <p>and</p> <p>the contracting authorities calling off projects</p> <p>This document should be read in conjunction with the FAC1 in published form* for cross reference.</p> <p><i>*Copies of the FAC1 in published form can be purchased at a discount from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference LHC/FAC2516102017</i></p>		
<p>Key Terminology</p>		
Party	Term in FAC-1 amendments (pp2-5)	Term in Schedules (pp6-32)
LHC / Central Purchasing Body	The Client & Alliance Manager	LHC
Buyer / Contracting Authority	The Additional Client	LHC Client
Supplier / Economic Operator	The Alliance Member	Appointed Company
<p>Key sections</p>		
Page 7	Schedule 4	Call Off Procedures & Selection Criteria
Page 9	Schedule 4 Part 1	Direct Award Procedures
Page 12	Schedule 4 Part 2	Competitive Award Procedures
Page 15	Schedule 5 Part 1	Template Project Registration Document
Page 17	Schedule 5 Part 2	Template Expression of Interest
Page 18	Schedule 5 Part 3	Template Project Brief
Page 19	Schedule 5 Part 4	Template Form of Offer
Page 21	Schedule 5 Part 5	Template PCSA (for two-stage tender procedure only)
Page 22	Schedule 5 Part 6	Template Project Contracts & Conditions
Page 28	Schedule 5 Part 7	Template Project Monitoring Documents
Page 29	Schedule 5 Part 8	Service Level Requirements (for Appointed Companies)
<p>© LHC 2019 1 LHC FAC V3.2</p>		

NH2 – Appointed Companies



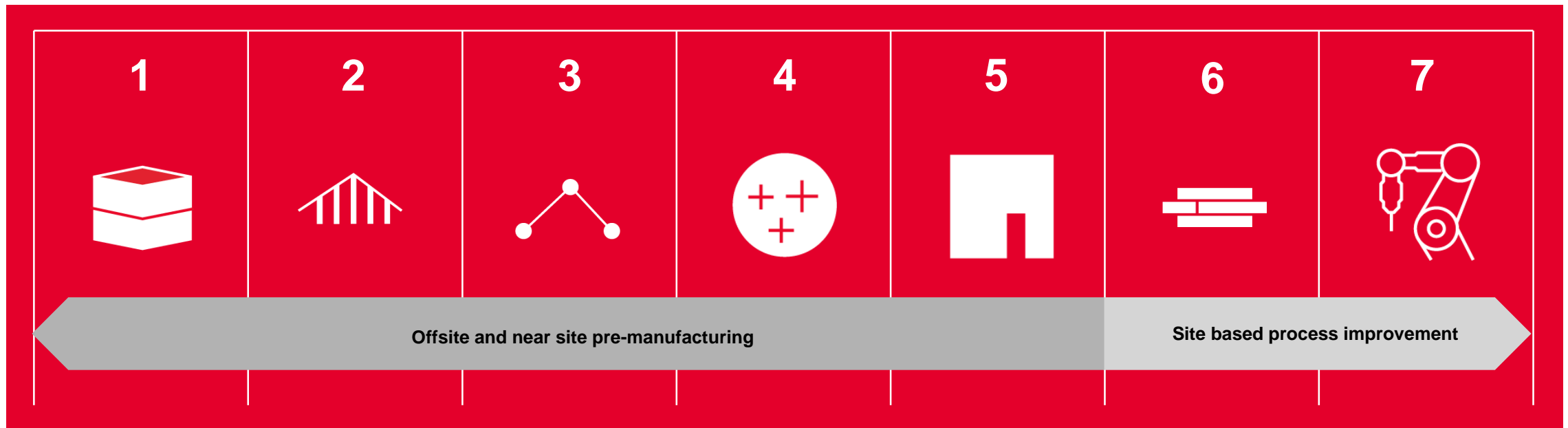
NH2 – Modern Methods of Construction (MMC)



NH2 – MMC Definition Framework

MMC Spectrum

A range of approaches which spans off-site, near site and on-site pre-manufacturing, process improvements and technology applications.



NH2 – Off Site Housing -MMC

Workstream 1

Volumetric Cat 1

Workstream 2

Panelised Systems CAT 2

Workstream 3

High Rise Systems – CAT 1 or CAT 2

Workstream 4

Low rise – CAT 1 or CAT 2

NH2 Workstream 1 – Volumetric CAT 1



Option 1 – Housing



Option 2 – Apartments



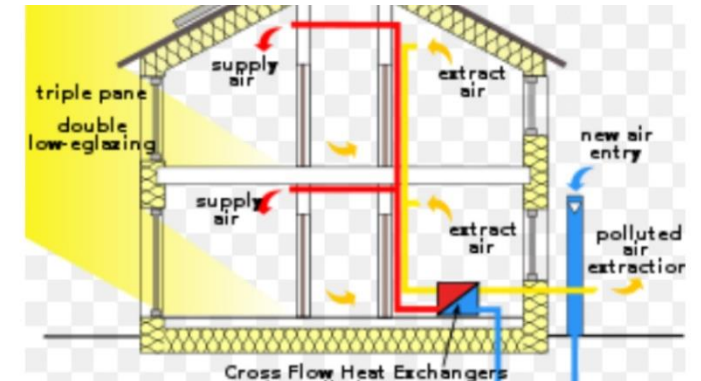
Option 3 – Adaptive Pods



Option 4 – Room on Roof



Option 5 – Temporary



Option 6 – Low energy

NH2 Workstream 2 – Panelised CAT 2



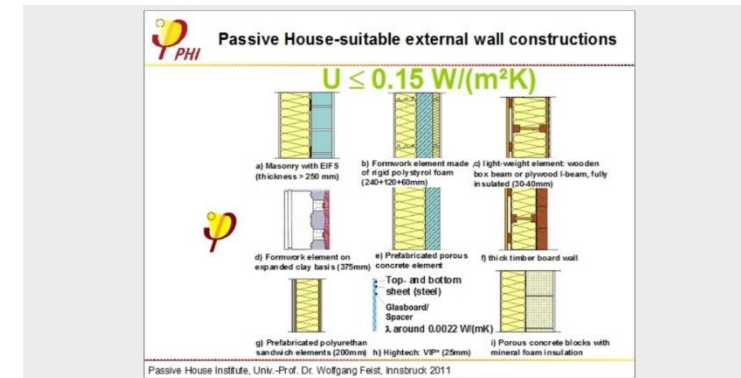
Option 1 – Open Panel (OP) Cat 2a



Option 2 – Insulated Panels (IP) Cat 2b



Option 3 – Closed Panel (CP) Cat 2c



Option 4 – Low Energy (LE) Cat 2c

NH2 Workstream 3 – Hi-Rise CAT 1/2

Option 1

- Low rise Housing 25+ Units (LR)

Option 2

- 5 to 18m Apartments England (5-18)

Option 3

- 18m to 30m England (18-30)

Option 4

- 7.5m to 18m Scotland (7.5 -18)

Option 5

- 18m to 60m Scotland (18-60)



NH2 Workstream 4 – Turnkey CAT 1 /2



Option 1 – Housing / Apartments (H/A)



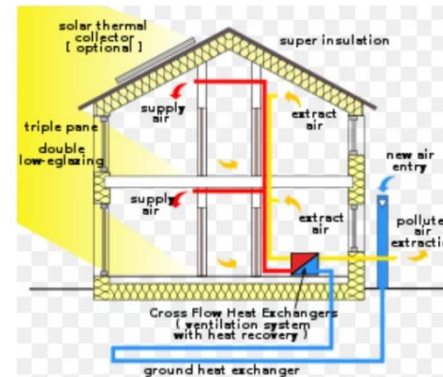
Option 2 – Adaptive Pods (AP)



Option 3 – Room on Roof (RoR)



Option 4 – Mixed development (MD)



Option 5 – Low Energy (LE)

Traditional build?

External Walls

- 9" solid blocks to 1920
- Two brick cavity walls 1920 to 1950's
- Brick and Block Cavity walls 1950 to 1970's
- Brick light weight blocks Late 1970's
- Brick and light weight blocks with cavity insulation 1980's
- Thin Bed Mortar 1990's

Roofs

- Hand cut roofs
- Roof trusses 1960's

Floors

- Timber Joists and floor boards
- Timber Joists and Boarding 1960's
- I-joists and Boarding First UK manufacturing 1999



MMC durability?



Maintenance issues



Working Together

- Early Engagement with Client
- Pilot Projects
- Infill/Garage sites
- **Aggregated Demand**
 - Design
 - Employers requirements
 - Contract
- Pre Service Contract Agreements
- FAC-1
- Working Group on Standard House Design



Final thought



Commercial arm of the Northern Housing Consortium

- NHC 1970's
- 'Voice of housing in the North'
- 93% of LA, HA, ALMO in North
- CP 1990's
- Non for Profit
- Operate UK Wide



350+ Members

Core membership

- Local authorities
- Housing Associations
- ALMO's



Other areas

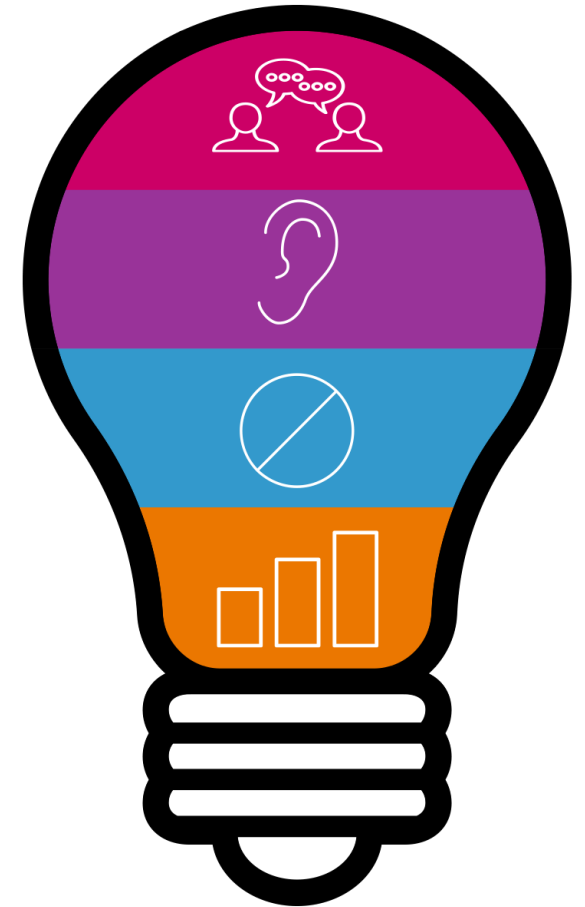
- NHS Trusts
- Highway Agencies
- Education



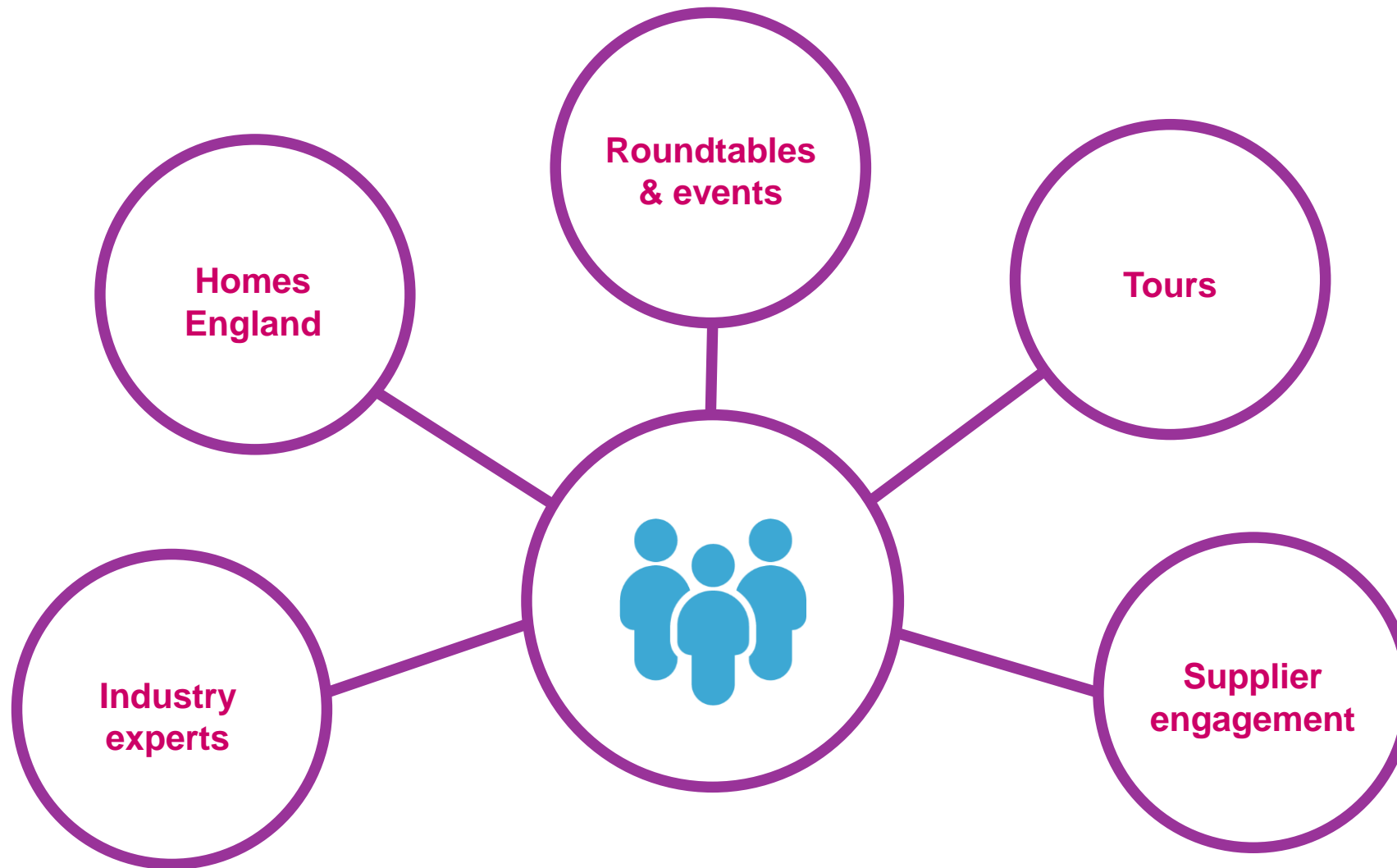
Development approach

- Collaborate with members to develop specifications and tender documents for each individual framework
- Leading market intelligence meaning industry best practice guarantee

CP Current Offering



Member needs delivering new homes



Consortium Procurement Construction

LHC and NHC have a long history of working together based on their shared purpose and values and complimentary skill sets.

- What this means for our industry
- One-stop shop
- Shape future product offerings
- Improved commitment from suppliers
- Better homes and buildings that enhance local communities and improve the daily lives of residents

Both organisations have a passion to improve homes and communities through excellent procurement

