

*1) Regeneration in Hattersley and Mottram – An Evaluation – **Trafford Room***

Alastair Cooper, Executive Director – Operations, Onward Homes

*2) Modular House Building – **Victoria Room (This Room)***

Paul Beardmore, Associate, Northern Housing Consortium

*3) Community Investment at the Core Of Housing – Launching the Centre For Excellence in
Community Investment – **Alexandra B***

Andrew Van Doorn, Chief Executive, HACT

Modular House Building

*Paul Beardmore,
Associate,
Northern Housing Consortium*

**Chaired by Tracy Harrison, Deputy Chief Executive, Northern
Housing Consortium**

Modular Housing – the Holy Grail of housebuilding?

Paul Beardmore

Northern Housing Consortium Associate

Early modular



My Journey

- Why?
 - Volume of housing needed
 - The Farmer report on the growing skilled labour shortages
 - Quality issues with traditional build
 - Lends itself to a rental market
- Started with Manchester City Council and a desire to explore Modular on several council owned pieces of land.

Some current modular



Urban
Splash



New Charter



Iike
Homes

Bowsall
Construction



The Modular Alliance

- Group of like minded RP development directors and some LA's
- More pilots than Manchester airport
- Modular Alliance formed
 - Share experience and ideas
 - Collectively create scale ie 500 homes
 - Sign up to a definition and common spec
 - Knowledge Transfer Partnership with Salford University added academic research capacity

Research and Soft Market testing

- Series of structured meetings with manufacturers with various feedback;
 - ‘yes we can do what ever you want’
 - ‘sign up with us and we can work on this together’
 - ‘we hope to have a prototype by....’
 - ‘just invest X and we will build a factory’
 - ‘you are doing this all wrong’

Outcome

- Standard specification agreed
- Specific sites surveyed and put forward
- Procurement
 - Limited response
 - Installed costs 30% dearer than traditional.
- Agreed to park further collective work but to continue to share any knowledge

Learning some lessons

- 4 key elements to modular
 - Design
 - Manufacturing
 - Logistics
 - Development
- Critical that all 4 are integrated

Design

- Modular units – need to optimise manufacturing and transport constrictions
 - design for Manufacture
- Architect/Designer needs to work with Planning Authority and client
- Site layout and design needs to be designed to optimise modular

Manufacturing

- Needs to be efficient
- Scale and volume is important
 - Supply chains to secure cost savings
- Manufacturers need to be clear on their costs and where client choices will push up price

Logistics

- Standard container size units are ideal.
- Access to site – including overhead clearances for crane to operate
- Storage of completed units
- Timing of ground works
- Utilities

Developer

- Someone needs to run the operation from start to finish, design, site management, groundworks and utilities, delivery and installation of units.
 - A ‘turnkey solution’
- Most manufacturers simply want to build and supply the units
- It is all about where the risk sits.

Procurement

- Difficult for any one organisation to create the scale needed
- Difficult for a collection of organisations to agree a single specification and design across a range of sites
- Timing is also a challenge as the factory output will spread over time.

NHC proposal

- NHC to procure a limited framework of ‘facilitator organisations’
- Facilitator organisations are those with the capability of managing the four elements together, including the appointment of the best manufacturer
- NHC would help aggregate demand up into larger ‘batches’

NHC Proposal continued

- Facilitator A would then work on design with the first batch to achieve a client controlled cost model
- Second batch would go to facilitator B etc
- The process allows for different manufacturers to be played in and a competitive element in manufacturing

NHC Procurement process

- Gauge member interest and potential numbers
- Complete any soft market testing for facilitators
- Homes England very interested

Happy note



Pheonix prefabs
Birmingham
Grade II listing

Thank you and any questions!

Refreshments and Networking

*4) The Future of Town Centres – **Trafford Room***

Laura Hurley, Head of Regeneration, Cities and Local Growth Unit, MHCLG

*5) Creating the Right Homes for Local People – **Victoria Room (This Room)***

Liz McEvoy, Senior Housing Manager, Sunderland City Council

Jen McKevitt, Chief Executive, Back on the Map

*6) Strategic Partnerships – Health and Housing – **Alexandra B***

Sarah Roxby, Associate Director – Health, Housing and Transformation, WDH

Esther Ashman, Associate Director, Strategic Planning and Partnerships, Wakefield CCG

Creating the Right Homes for Local People

Liz McEvoy, Senior Housing Manager, Sunderland City Council

Jen McKevitt, Chief Executive, Back on the Map

**Chaired by Satty Rai, Member Engagement Manager, Northern
Housing Consortium**

Creating the right homes for local people

Jen McEvitt
Back on the Map

Liz McEvoy
Sunderland City Council



Sunderland – 'up North' and proud





Hail the Mighty (hopeful) Hendon

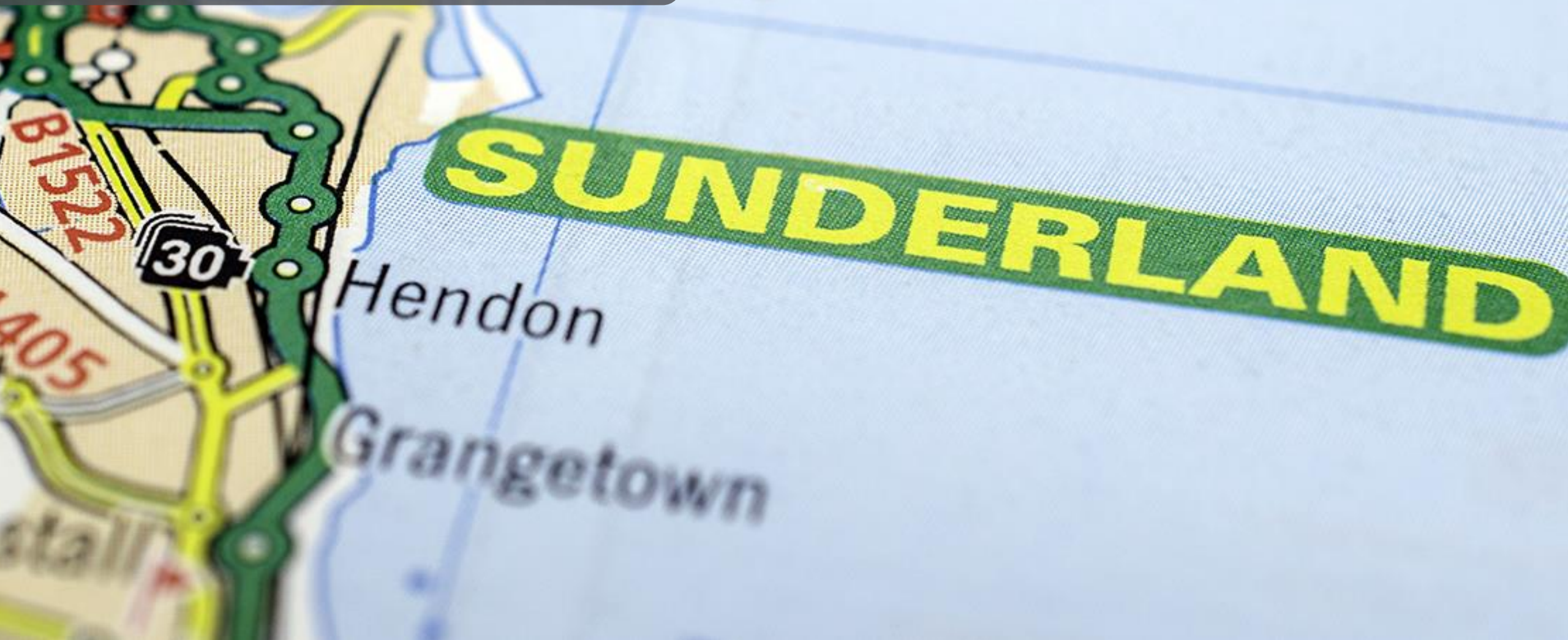
Why people power got “Back on the Map” in Hendon.

Too high a cost...

The Cost of Poor Housing in Hendon
£10,000 or £10,000,000,000?



How we put Hendon Back on the Map?





Transforming Hendon

Hendon's million pound 'face lift'

Acquiring a stake in the area

If you can't beat them, join them

Becoming a landlord

Buying up empty properties

Looking after our tenants





We even acquired a library...

Holistic regeneration

Balamory?



The road is long but exciting...

Affordable Housing development

Niche Housing markets

Replicating empty homes model
in other areas

Social Lettings Agency



Creating the right homes for local people

