

Building Better



innovation. aggregation. collaboration.

We are offering housing associations and local authorities an opportunity to become drivers of change in a system we know is broken. Join a strategic alliance that will push increases in your development pipeline, reduce your operating costs and improve your customer satisfaction levels.

@Building BetterX
housing.org.uk/buildingbetter

What is Building Better?

Building Better, backed by the National Housing Federation, is an alliance of 29 housing associations and local authorities working together to increase the use of modern methods of construction (MMC) in the social housing sector.

Set up in 2018 as part of the National Housing Federation's Greenhouse innovation programme, Building Better aggregates demand from its members so they can procure high quality, sustainable, offsite homes, at the right price, confident in the fact that these homes will meet their customers' needs.

Why do housing providers join Building Better?

High quality homes

Building Better collaborates with members and manufacturers, improving offsite solutions in response to feedback and data. This ongoing engagement enhances the performance of offsite homes, improving fire safety, energy efficiency, downstream maintenance and customer satisfaction, all helping to bring rental income earlier.

Aggregated demand

Building Better combines the pipeline of its members, increasing their collective negotiation power, bringing costs down and providing certainty to manufacturers so they can invest in longer term partnerships.

Collective resources

Building Better members pay once for procurement, due diligence, legal and strategic advice. They get support from the Building Better network, helping them to overcome challenges around board level buy-in, contracts and loan securitisation. Pooling resources, learning and data reduces barriers to entry and can drive rewards in the future, for example proactive asset management based on trends across performance.

Smart standardisation

Building Better believes that greater standardisation will improve quality and reduce costs across the design, procurement and delivery of MMC homes. Through this standardised approach, Building Better is helping social housing providers to tackle the construction skills crisis and reduce downstream maintenance costs.

Financial support

for £5k membership of Building Better you will gain

1



A focused MMC strategy that is collective and pre-formed in response to funding opportunities

2



The opportunity to develop homes that are qualitatively and quantitatively better than you may otherwise procure

3



Access to R&D findings and insight from the operation of the framework and other BB activities including

4



Transparency over your MMC supply chain

How this fits with your business strategy

Increasing delivery

Our target is to **complete homes 50% faster than traditional build.**

Reducing operating cost

We **aim to have zero defects in our homes** and know that this will be an iterative process. Version 1 of our homes will set the standard by a 50% reduction in defects compared with traditionally built homes.

Improving customer satisfaction levels

Fewer defects and repairs will mean there is **more money to spend on the things that bring additional value** and make the experience of living in our homes better.

Timeline for future work:



Frameworks: The Category 1 framework with three volumetric providers launched in July 2021 and will be followed by a Category 2 framework in early 2022.

These frameworks provide members with an easily accessible, compliant route to market, with due diligence done upfront and savings of £15k on procurement costs alone.

Quality assurance: Together with CAST Consultancy, we are developing quality assurance measures over and above the warranties available on the market, to enable greater confidence and long term buy in for MMC. These will bolster our members' ability to do the right checks, standardise delivery on site, and put appropriate resources behind unlocking common challenges.

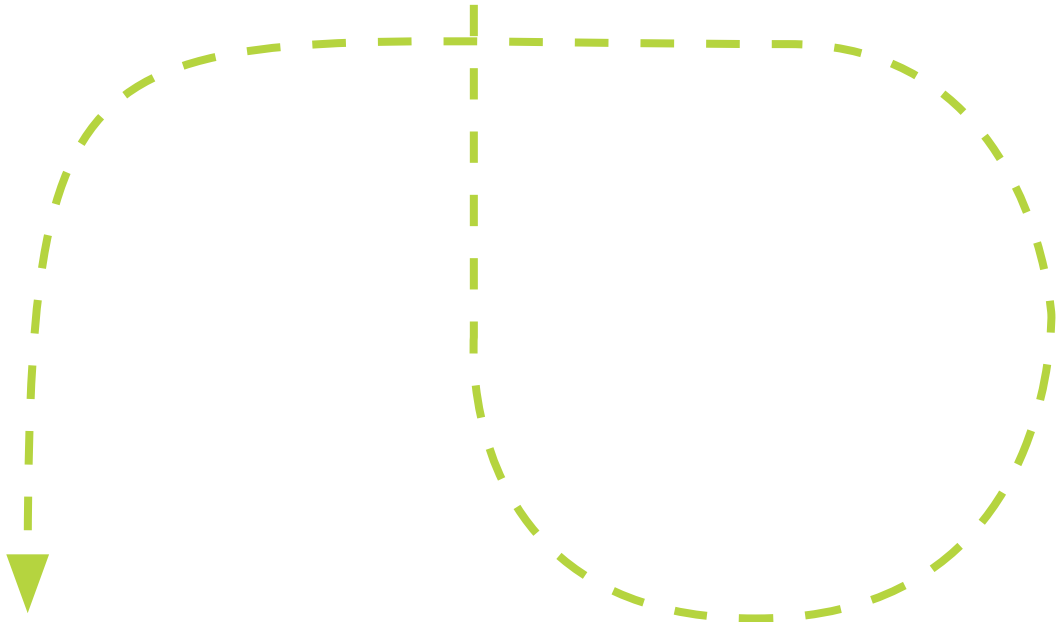
The first of these measures, a checklist for members to provide to their own Clerks of Works and Employer's Agents, will be available in September.

Data: We are working in partnership with Data Clan and the Cambridge Centre for Housing and Planning Research to build the data strategy, collecting evidence when homes are delivered, how they perform in use, and the customer experience of them. This data will be used in a feedback loop to improve the homes over time.

The first workshop with members to develop a common set of metrics and identify information flows will take place in the Autumn.

Project milestones to date:

- Creation of a bespoke procurement strategy including a framework structure, duration and contracting environment directly suited to member needs, rigorously tested with manufacturers each step of the way
- Collaboration and agreement on the high-level specification and ambition between seven organisations within a three month period
- An aggregated pipeline that will make MMC cost effective, through a framework in which you have agency
- Savings of up to £200k based on estimates from individual organisations and other collaborations arriving at BB's position today
- A reputation for being a credible partner in the marketplace with strong bargaining power through methodical and deliberate engagement with manufacturers
- Deep rooted influence with Homes England, MHCLG and the GLA evidenced by invitations to feed into Government strategy
- Access to a network of like-minded organisations sharing expertise, sensitive information on past wins and failures and feedback



Who is involved

Project board



Advantage South West
Catalyst
Golding Homes
Halton Housing
Livewest
Raven Housing Trust
Richmond Housing Partnership

Members



BPHA
EMH
Grand Union
Nottingham Community Homes
Royal Borough of Kingston upon Thames

Supported by



National Housing Federation
CAST Consultancy
Trowers & Hamlins
Construction Leadership Council