

Building Better



innovation. aggregation. collaboration.

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

buildingbetter.org.uk

@Building BetterX

What is Building Better?

Created by the sector, for the sector, Building Better is made up of 30 housing associations and local authorities, and this number is growing fast. Backed by the National Housing Federation, our members are working together to increase the use of modern methods of construction in the social housing sector.

Our members have a wide reach, from Cheshire in the North West, through to the East and West Midlands and down to London, the South East and South West. Collectively, they manage over 260,000 homes.

Procurement Routes

Despite lockdown restrictions, we've launched two procurement solutions in the past 12 months, which are being widely used.

In 2021, our MMC Category 1 framework was developed and so far, members have put nearly 40 schemes through it, getting costs on over 900 MMC homes.

Using this framework, plus our MMC Category 2 dynamic purchasing system (DPS) which launched in 2022, Building Better will help the sector to manufacture at least 5,000 MMC properties by 2026.

Cost Reductions

We feel the future is very bright for offsite construction. Costs are coming down ([read more on page six](#)), government support for MMC is driving momentum, and there's widespread acknowledgment that our housing crisis can no longer be solved by traditional construction alone.

Collaboration

We believe that collaboration is key to making MMC work. Early, open, meaningful engagement with the manufacturing sector and an approach that balances housing providers' needs with manufacturers' ability to produce homes is central to getting things right.

This collaborative approach also yields results amongst housing organisations. Working in an alliance allows councils and housing associations to access the benefits of scale and to share risk. When the sector pools resources, knowledge and data around MMC they achieve more together than they ever could alone.

Trina Chakravarti
project director, Building Better



Why join?

For £5k +VAT you can access:



Compliant procurement routes

We offer compliant procurement solutions that give housing providers streamlined access to approved manufacturers and a readymade marketplace.



High quality homes

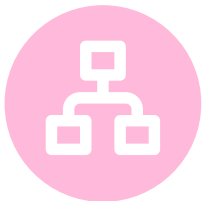
We work together to improve the quality and performance of new homes which reduces the running cost for our customers and creates efficiencies in longer term maintenance costs.



Competitive costs

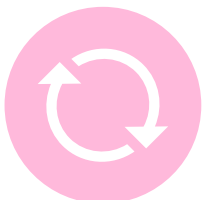
By combining our members' pipelines, we increase their collective negotiation power, bringing costs down.

Early evidence suggests costs through our procurement routes are on par with traditional construction, with a minor uplift to achieve Net Zero Carbon in operation.



Collective resources

Members pay once for procurement, due diligence, legal and strategic advice and they get support from the Building Better network.



Smart standardisation

We offer a visible pipeline that locks in long-term partnerships with manufacturers, enabling greater standardisation but also the ability to customise more long term.

This approach helps housing providers to tackle the construction skills crisis and reduce downstream maintenance costs.

Membership of Building Better is open to any housing association or local authority in England and Wales.

Visit our website for member profiles and case studies, webinar recordings, expert blogs and many more MMC resources: buildingbetter.org.uk

What do our members say?



"For LiveWest, the benefit of Building Better is the direct call off. You know they've gone through the tender procurement process, done all the due diligence checks, that

they've got the right accreditations and it gives us that route to market and enables us to have those conversations early whilst being compliant."

GLYNNIS POOLE

Planning, technical and sustainability director, LiveWest



"The benefit of Building Better is that I knew this piece of land was coming up and I could quickly go to the framework and directly engage with manufacturers... I am

making decisions based on live information from the manufacturer, not just my gut."

PAUL MULLANE

director of development and growth, Halton Housing



"Being part of the Building Better alliance gives us access to specialist advice on MMC. The procurement framework is the cherry on top, it takes the hassle factor out."

TIM WADE

development director – delivery, emh homes



"I really believe that being part of Building Better presents an opportunity to build well designed homes that are qualitatively and quantitatively better than

can otherwise be procured alone."

RICHARD VICKERY

former head of development, NCHA



"Building Better have developed a cost calculator for their first framework which is really helpful...it gives you an above ground per square metre ballpark cost,

including overheads, profit, delivery and assembly. You can also get an uplift price for making the homes net zero in operation."

JAKE SNELL

head of partnerships & innovation, Abri



"The ability to overcome the procurement headache is the biggest single benefit of the framework. It's been a game changer for RHP."

AVRIL ROBERTS

former development project manager, RHP

Procurement routes

In the past, social housing providers have been put off by lengthy, complex tender exercises and uncertainty over how best to approach MMC procurement.

We have addressed these challenges by creating compliant, streamlined procurement routes. Our direct call-off framework and flexible DPS give housing providers speedy access to approved manufacturers and a readymade marketplace.

- ✓ Due diligence already completed
- ✓ Choice and flexibility
- ✓ Swift route to market
- ✓ Customisable design
- ✓ Fabric first approach
- ✓ Assessed and certified

MMC Category 1 framework

This framework covers pre-manufactured, 3D buildings that are factory-produced and delivered to site.

Lot 1: Low rise housing and low and medium rise apartments

Top Hat

Lot 2: Low rise housing

Ilke Homes

Lot 3: Low and medium rise apartments

Impact Modular



MMC Category 2 DPS

This dynamic purchasing system (DPS) covers 2D panelised systems that are factory-produced and assembled on-site.

Lot 1: Full turnkey provision

Future Built

Local Homes

Starship

Lot 2: Supply and installation

Etopia

Roe Timberframe

Sigmat



Cost of MMC vs. Traditional

Cost is often the elephant in the room when it comes to offsite construction.

The benefits are well known - quality, speed, low carbon - but many MMC ambitions falter because of an assumption that prices don't stack up against traditional construction. That's where they are wrong.

To bust the offsite price myth once and for all, Building Better has been working with several housing providers, each using MMC at scale, to gather their figures.

Abri

Location: South

Scheme: 40-60 homes

Cost: approx. £1,300 per m² for supply and install of fully completed, commissioned house

vs. traditional: roughly the same for similar traditional sites in the area

RHP

Location: London

Scheme: 40-60 apartments

Cost: £3,000 - £3,250 per m² based on a clean site with standard footings

vs. traditional: slightly under cost of traditional for same scheme

Halton Housing

Location: North West

Schemes: different sites

vs. traditional: initial framework costs for net zero are on par with traditional

LiveWest

Location: South West

Schemes: different sites

vs. traditional: 10%-13% increase with MMC (but likely to be off-set by maintenance & retrofit savings)



Timeline for future work:



Events & tours

We run a range of Q&A sessions where you can speak to MMC experts, Building Better members and manufacturers. We also organise factory visits so you can see MMC homes on the production line.

Customer experience research

Together with the Cambridge Centre for Housing & Planning Research, Building Better is looking at how the customer experience can inform and improve the design of MMC homes by addressing the post occupancy process.

R&D into new MMC categories

With Category 1 and Category 2, we're only just scratching the surface of what's possible when it comes to offsite. Using what we've learnt around collaboration, technology and innovation, Building Better will work with members to identify where the social housing sector next needs to invest resources. Our research will look at everything from modern construction materials to digital tools such as Business Information Modelling (BIM).

MMC sector survey

Building Better is conducting a large-scale survey, in partnership with the National Housing Federation and the Local Government Association, to explore the appetite for MMC right across the sector. We'll be asking hundreds of housing associations and councils how they currently use this type of construction and how they plan to use it in the future. Survey results will be published in late 2022.

2023:

Consultants

Specialists provide our members with invaluable advice around MMC. We are looking to work with a number of consultants that Building Better members use and trust, so intelligence gathered by these specialists is collated and comes back to our members – rather than getting lost on individual schemes.

Medium to high rise apartments

We are working with our procurement partner, Procurement for Housing, to find manufacturers that can produce taller buildings. A market engagement exercise will begin soon and we're actively looking at the best procurement solution.

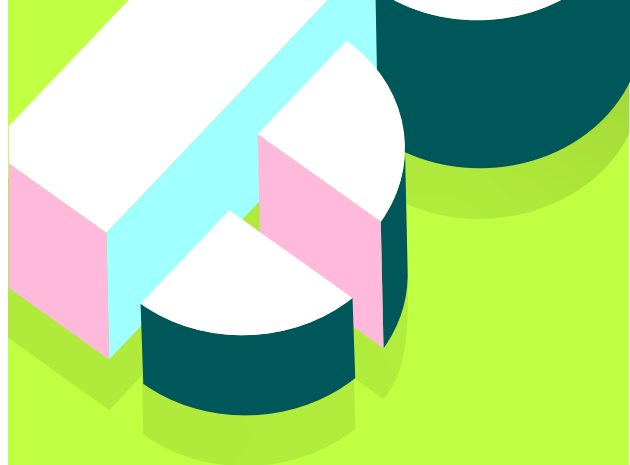
Who is involved?

Members


- Advantage South West
(Members: Abri, Coastline Housing, Cornwall Housing, Cornwall Rural Housing Association, East Devon District Council, Exeter City Council, Homes in Sedgemoor, Magna Housing Group, Mid Devon District Council, North Devon Homes, Ocean Housing, Plymouth Community Homes, SHAL Housing, Somerset West and Taunton Council, Teign Housing, TorVista and Westward Housing Group)
- bpha
- Catalyst
- emh homes
- Flagship Homes
- Golding Homes
- Grand Union
- Halton Housing
- LiveWest
- Nottingham Community Housing Association
- Platform Housing Group
- Raven Housing Trust
- RHP
- Royal Borough of Kingston upon Thames

Supported by

- Cast Consultancy
- National Housing Federation
- Procurement for Housing
- Trowers & Hamlins



5 facts about Building Better

- 1** **30**
housing associations and local authorities make up our alliance
- 2**  **X 260,000**
Over 260,000 homes are managed by our members
- 3**
At least **800** homes will be manufactured via our MMC Category 1 framework
- 4**
A further **5,000** properties will be produced via our MMC Category 1 framework and MMC Category 2 DPS over the next four years
- 5** **£15,000**
Members using our frameworks will save around £15,000 each on procurement costs alone