

Modern methods of construction

Barriers and benefits for Irish housing

So what do we do?

The policy & public affairs team is tasked with a wide range of activities, including:

- **Engaging** – influencing stakeholders on specific policy or legislation proposals
- **Monitoring** – keeping informed of committee inquiries, legislation, regulation, etc.
- **Media and stakeholder management** – writing press releases, articles, blogs, preparing speeches and building up relationships with relevant contacts
- **Informing** – This might be alerting members with changes to regulations or responding to Government consultations and inquiries
- **Organising and attending events** – Such as Party Conference, Parliamentary Receptions and roundtables
- **Research and briefings** – Carrying out inhouse and externally commissioned research and drafting briefings and parliamentary questions for parliamentarians

Getting the point across

- Our status as a chartered professional body means we act in the public interest – not just the industry or members' interest – and we provide a trusted, impartial voice to policy makers.
- We have published research on numerous topics including tackling **modern slavery**, addressing **mental health**, improving **productivity**, the impact of **migration**, **corruption** and **crime** amongst numerous other topics.
- Recent work looking at EDI and sustainability



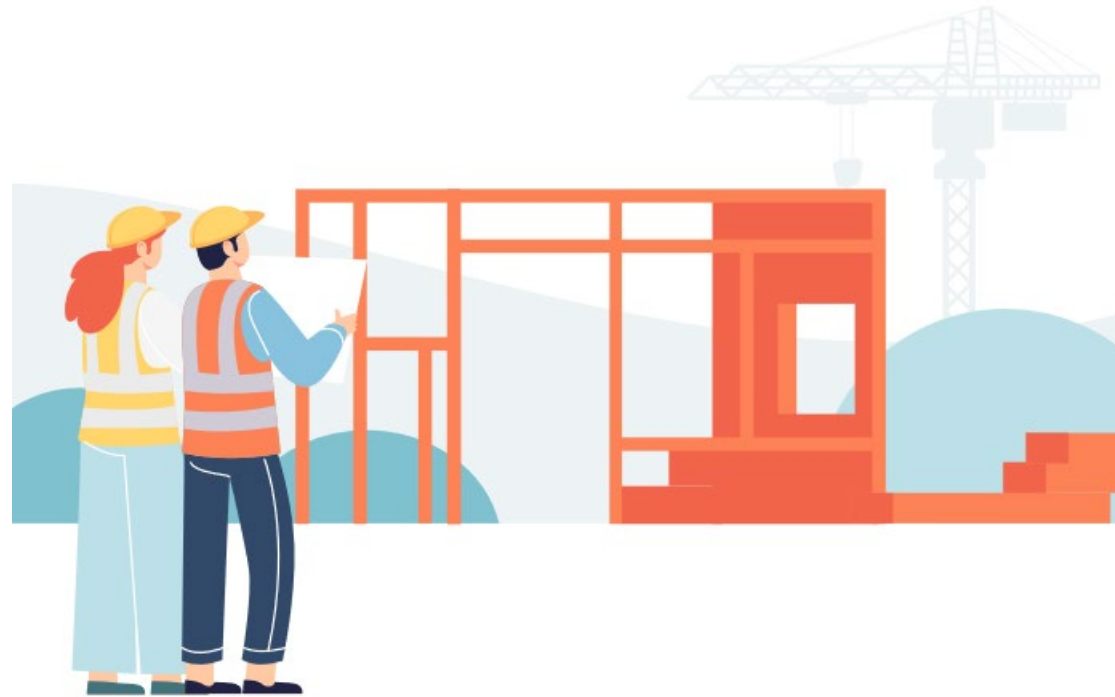
Being on the same page – policy positions

- As a team, we work on positioning CIOB as a leading voice on a range of issues for the industry such as apprenticeships, construction quality, productivity, etc.
- It is important that trustees, staff and our members understand what we stand for as an organisation and that they buy into our messaging. A top line view of our key policy areas.
- Current policy topics in focus : sustainability, quality, innovation, safety, and equality, diversity and inclusion



Outline

- What is MMC
- Benefits
- Barriers
- What can be done?





What is MMC?

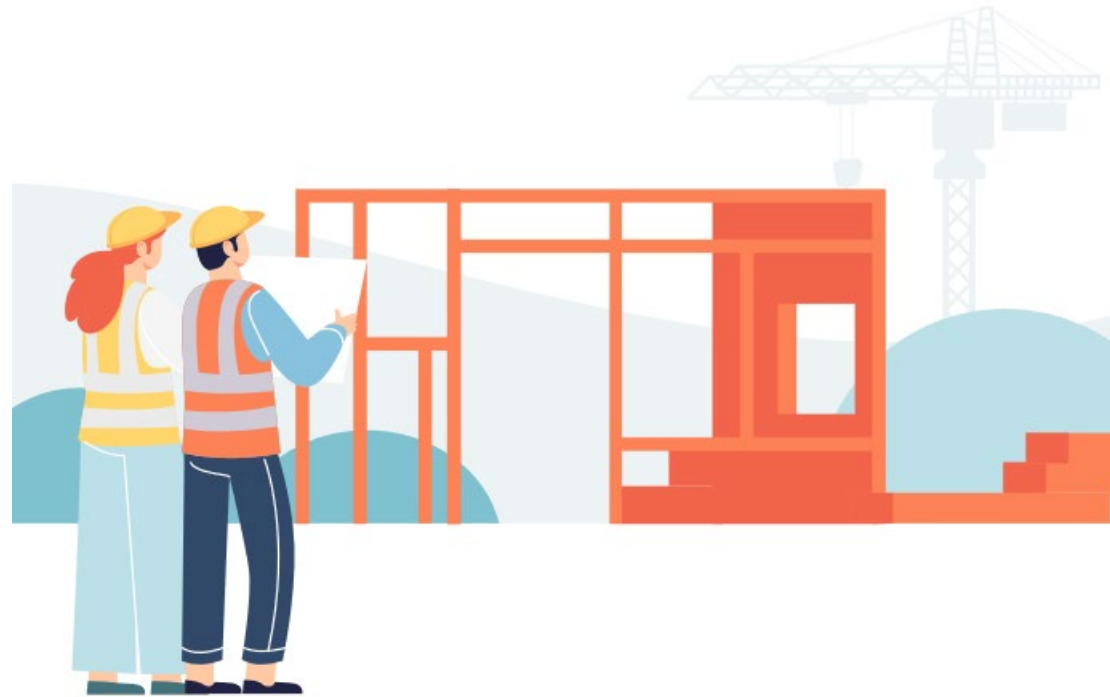


What is MMC?



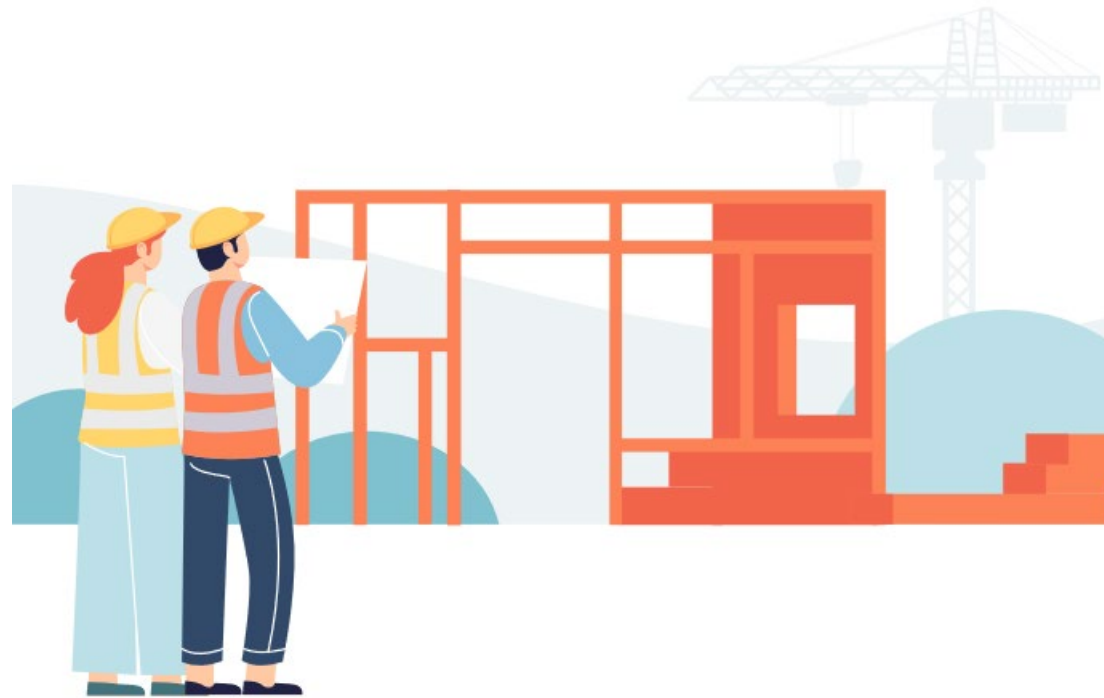
Benefits

- Environmental
- Labour/workforce
- Quality
- Speed
- Productivity
- Cost?



Barriers

- **Market structural factors**
- Finance and insurance
- **Regulatory issues**
- Procurement
- Planning
- **Social housing**





Market structural factors

- Price, especially modular, aside from timber frame
- Apprehension from lenders – banks in particular
- Demand certainty, attitudes, and standardisation



Market structural factors

One interviewee gave a very clear insight into the importance of demand certainty who we quote

‘without having a clear pipeline of work in front of us, it’s difficult to convince the owners of the company or the investors to put money to a business that can be sporadic. So like at the minute, we’re all in on residential. This time last year, we were all in on pharma. This time next year, it’s looking like we’ll be back to bathroom pods and not doing any residential so we have to stay agile as a business in order to be able to shift from a pharma project to a residential back to bathroom pods, etc. So we can’t set up rails or production line in our factory stuck to a particular module size. Because if we do, [in] six months time our order book changes, we have to reconfigure a factory.’



Market structural factors

Comments made by a timber frame manufacturer when a large, repetitive development was compared to a one-off housing development

'take a general good design we've gone through with Glenveagh, you're looking at a square footage of about 26 to 27 euros per square foot ..if I was to put a one-off into the factory, 35, 36 euros a square foot ..even at 36 euros a square foot, it wasn't enough'



Regulatory issues

- Height restrictions on combustible materials
- Building regulations contains guidance on allowable materials – MMC materials untested
- Testing facilities are clogged up
- Certification (assigned certifier) inconsistency

Regulatory issues

- ‘if you’re building using traditional methods of construction .. there’s codes that tell you what to do. So it’s very easy for you as a company to follow those codes. And no, you’re not going to, you’re not going to get sued, essentially, if you get it wrong.. but with panelized and volumetric modular, those codes don’t exist.’



Social housing issues

- Turn Key, Part V, Direct Delivery
- Opportunity to use direct build to roll out MMC in social housing sector
- 50+ types in DHLGH social housing design guidelines
- Local authorities, AHBs, and LDA may end up ignoring

Social housing issues

- “there was a meeting.. with the Department of Housing, where they said, right, they launched these designs, standardised designs, here you go, these can all be rolled out to all the various local authorities, etc... the local authority can take these designs, and implement them, or they can tweak them or change them to suit themselves, or they can go about their own design’
- ‘once we got awarded the Ukrainian project, during the design phase, we finished the factory filled it full of equipment. Our manpower here at the factory has gone from 25 people up to 110. Okay, and we have two factories running producing between six and eight houses per week. So that’s what a pipeline can do... So the first houses we built here, the two-bed ones, the first ones took probably 60 days. Okay, we’ve got down to 40 days, we’re now down to less than 20 days’



Procurement, planning, finance & insurance

- Procurement – early contractor involvement
- Planning – when to begin, one-off housing, unserviced sites.
- Finance & insurance – MMC untried and untested



Policy Recommendations

- Review height restrictions on timber with international comparative evidence
- Broaden Technical Guidance Documents to include materials used in offsite construction
- Increase rapid delivery of social housing through direct build
- Procure and plan to use MMC

Thank you

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