



## **Offsite housing for social landlords**

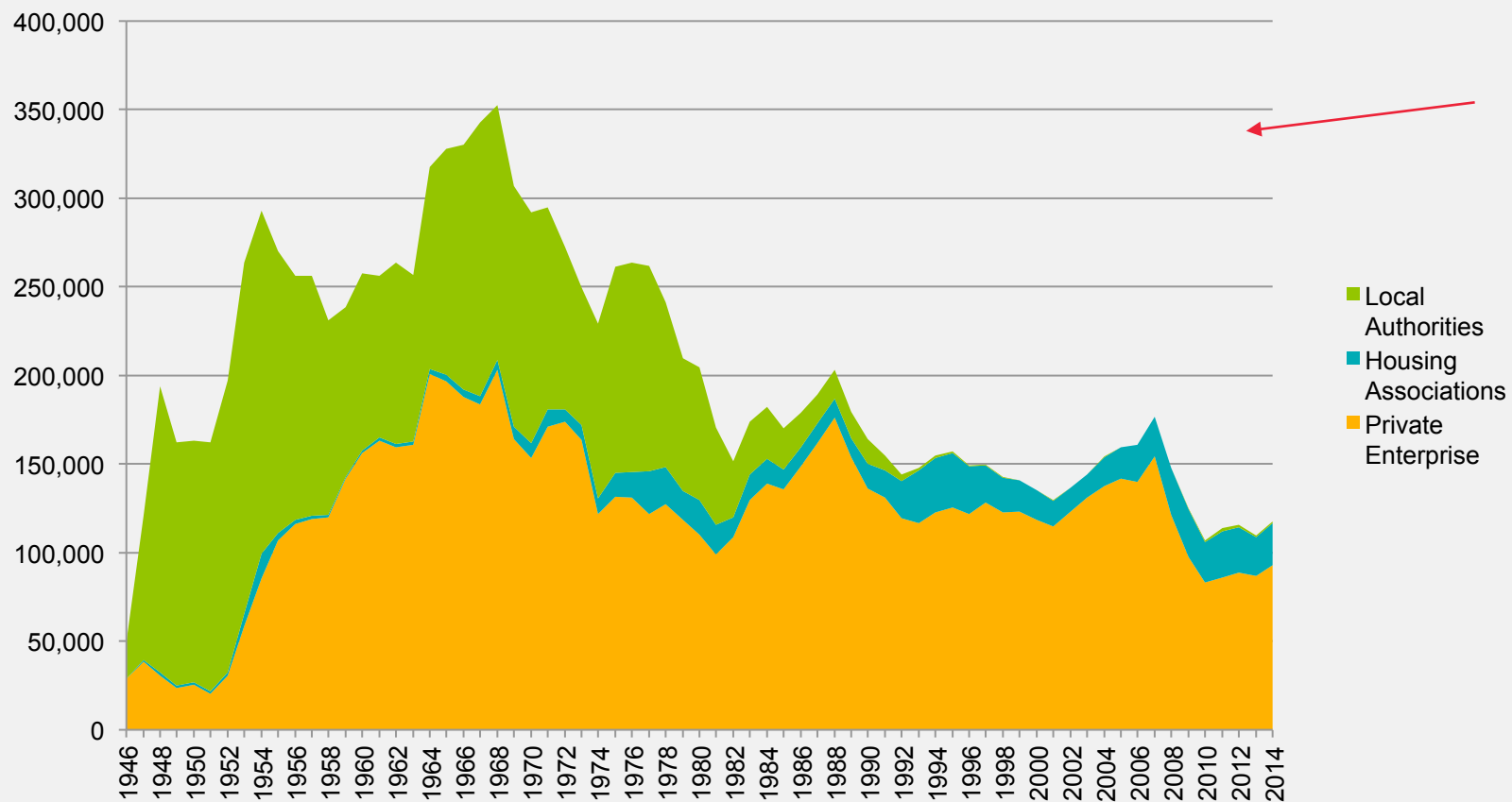
**Ben Jones– LHC Senior Client Support Manager**  
**Tony Woods – LHC Head of Construction**

**CE Midlands- Housing Summit 2019**

# We were founded in 1966



# Diversifying the Housing Supply Market

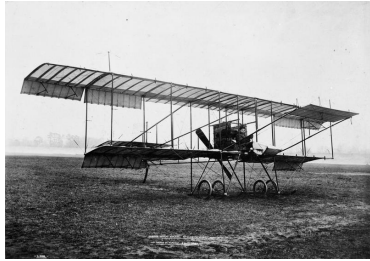


Where we need to be

# Innovate to meet the challenge

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1914



2014



2019



## There are other benefits too:

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**High Quality**

**Cost Certainty**

**Speed**

**Co2..... Energy  
Bills**

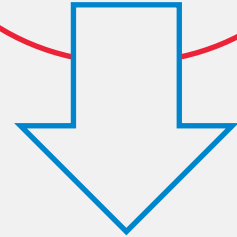
**Safety**

**Labour/ Skills**

## 2018 – New Construction Sector Deal by 2025

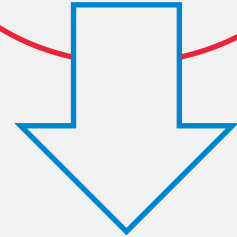


33%



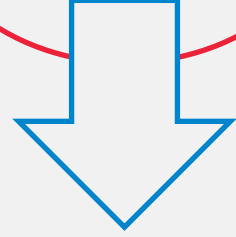
Reduction in the  
whole life costs of  
assets

50%



Reduction in the  
time taken from  
inception to  
completion of new  
build and  
refurbished assets

50%



Reduction in  
greenhouse gas  
emissions in the  
built environment



## One of the key recommendations:

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**“Implement the presumption in favour of off-site manufacturing in suitable projects.”**

“We have set out actions that we think the Government should take including implementation of the Sector Deal, committed execution of the ‘presumption in favour’ of off-site manufacture and a greater move to procuring for value rather than cost...”

## LHC/Inside Housing Survey, 2018- 19

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The logo for Inside Housing, with the word "INSIDE" in blue and "HOUSING" in red, both in a serif font.

**We've partnered with Inside Housing to commission a survey into Off-Site Housing**

**Method-** On line survey with 96 social landlords in England and Wales

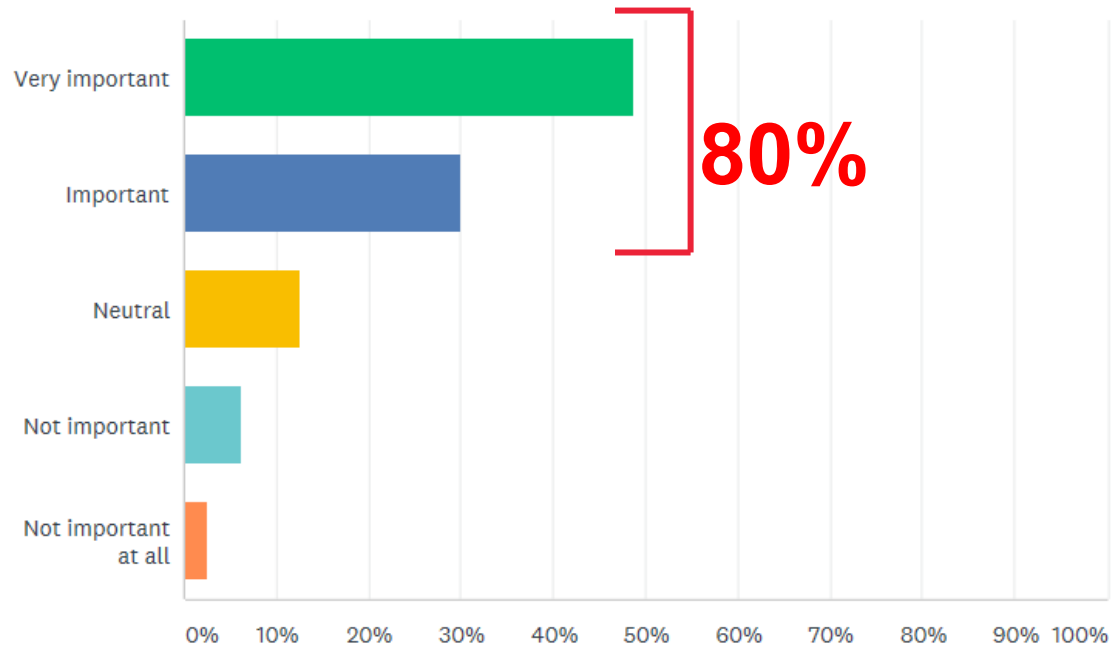


# Importance

Q10

How important do you think offsite techniques will be in delivering the number of homes the UK needs?

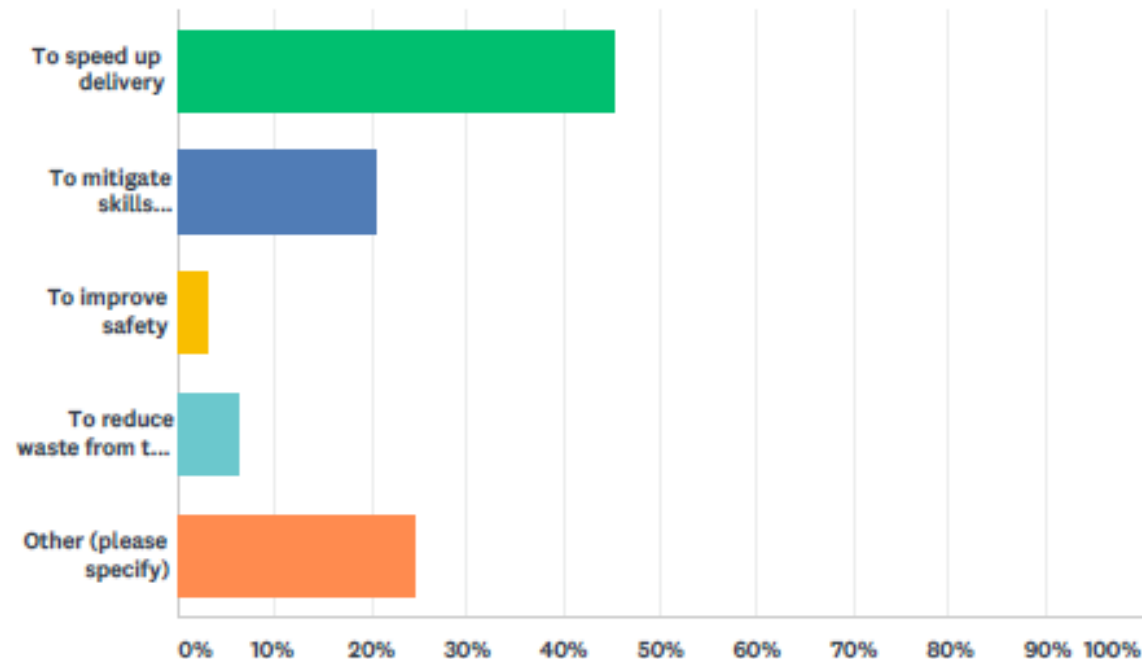
Answered: 80 Skipped: 16



# Drivers

## Q10 What is the primary reason your organisation plans to increase offsite construction?

Answered: 159 Skipped: 74

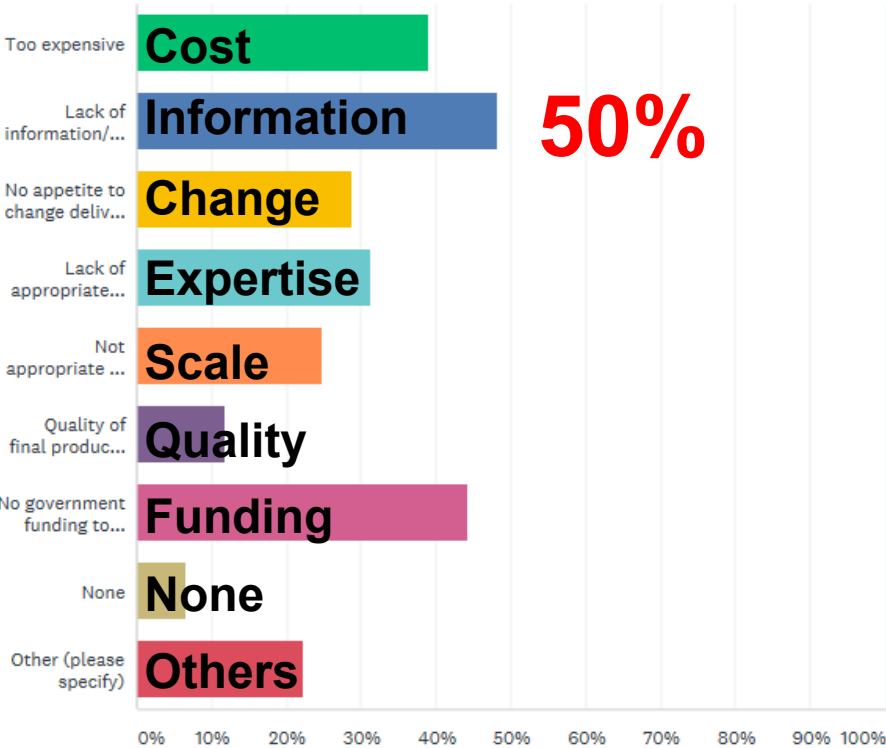


# Barriers

Q13

What are the barriers which prevent your organisation from taking up of offsite methods of construction? (Tick all that are applicable)

Answered: 77   Skipped: 19

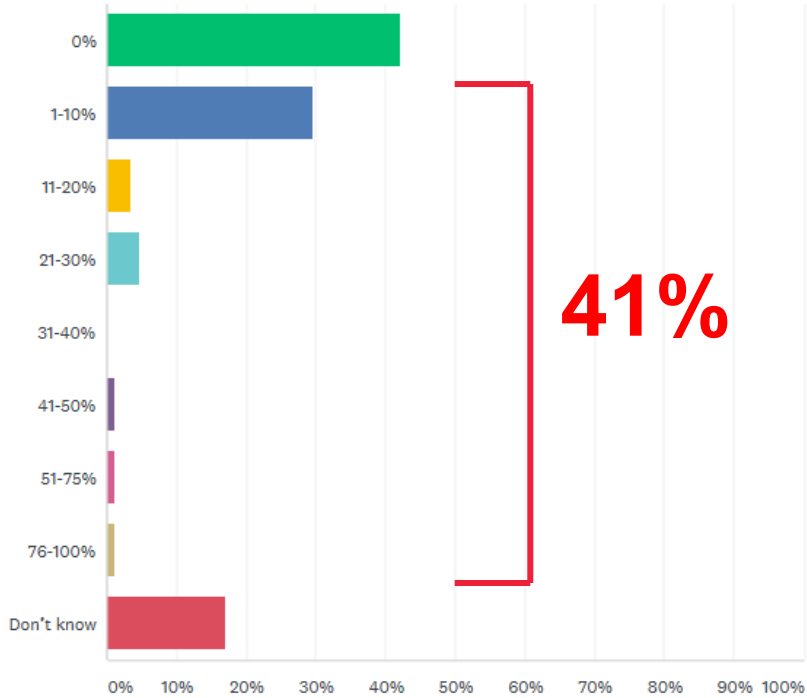


# Current Plans

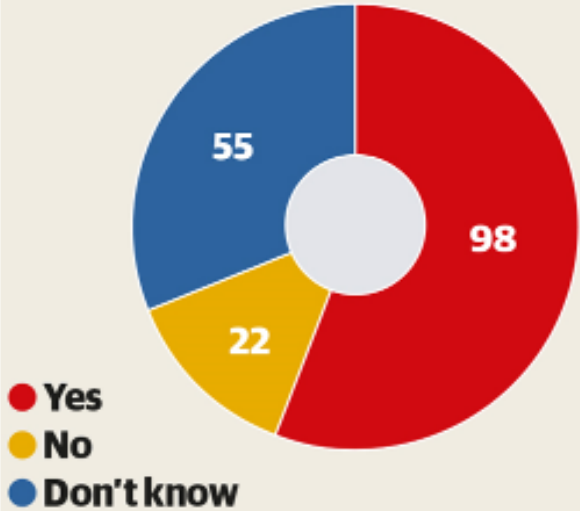
Q4

What percentage of the homes your organisation plans to build in the next 12 months will be built using off-site methods of construction?

Answered: 88   Skipped: 8



In the coming years, is your organisation planning to increase the number of homes it builds using offsite construction?



Source: Offsite Construction Survey 2018



**So How do we do that?**

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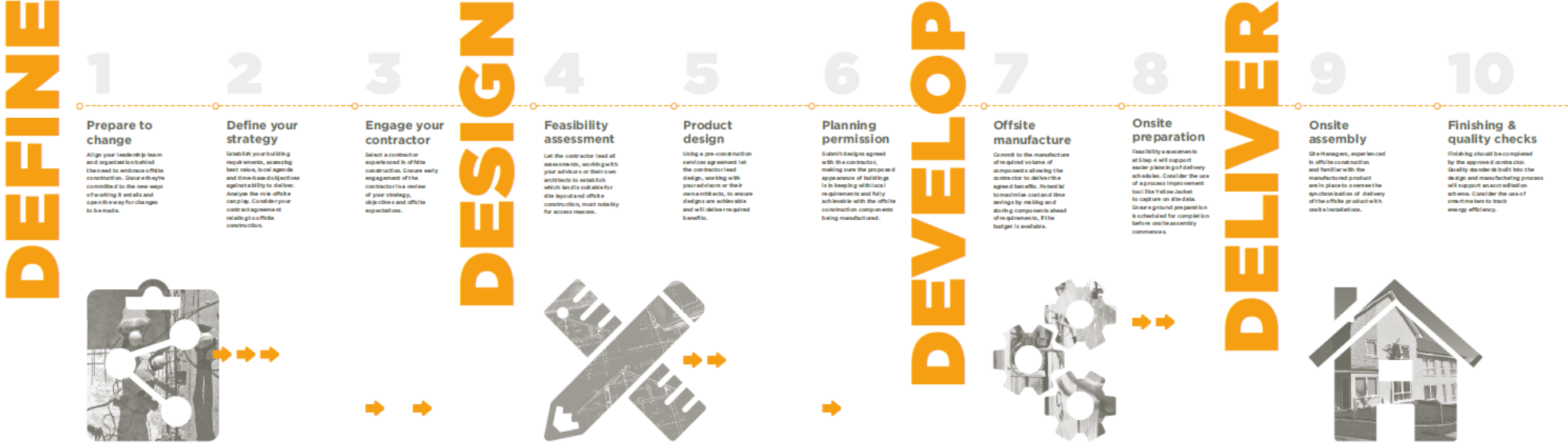
# LHC: Offsite Housing

## 10 Steps to Better Housing

Following the right process will maximise the positive outcomes, including delivering higher quality homes much quicker and reducing labour and wastage

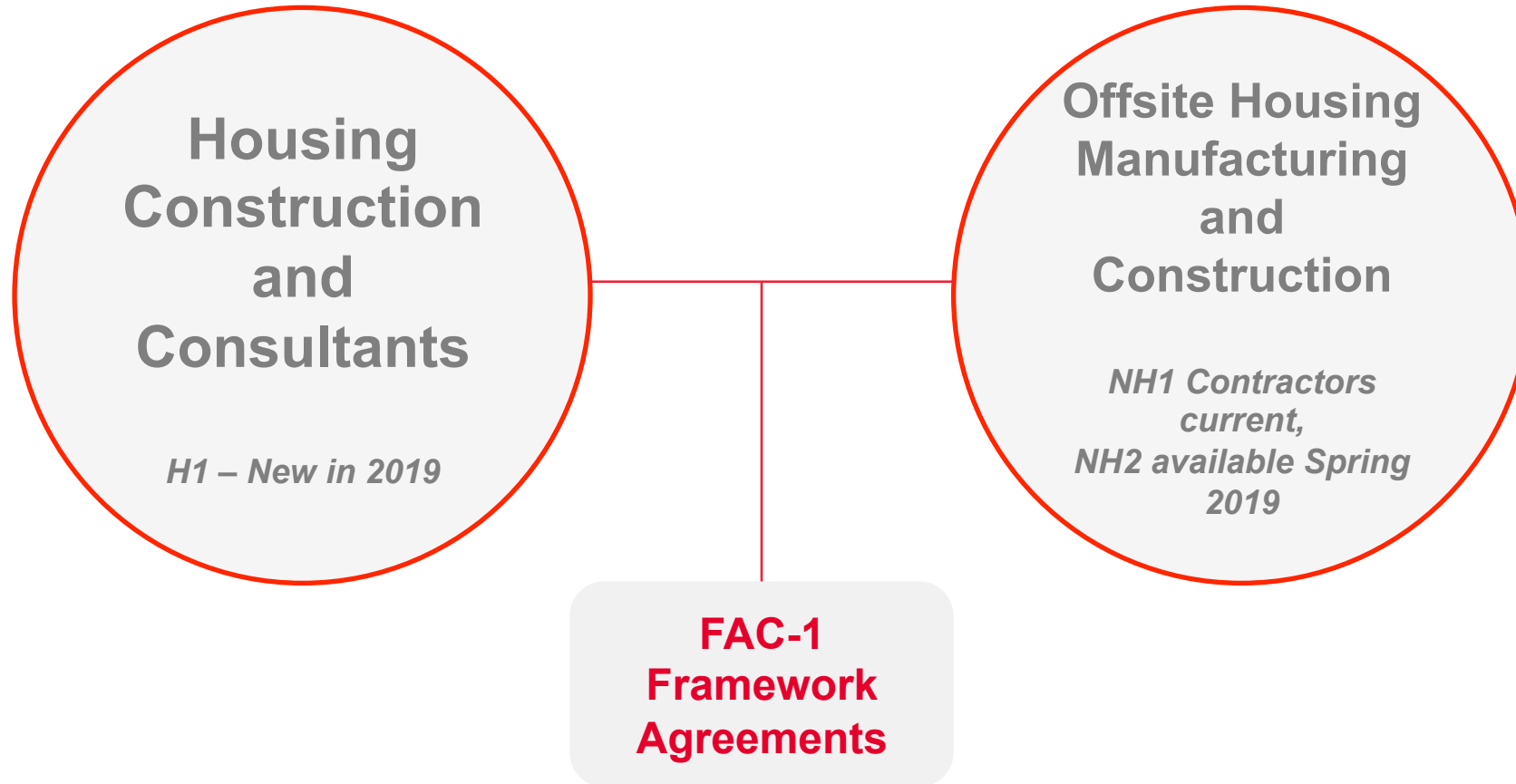
Offsite construction requires leadership commitment to new ways of working

- **Define**  
Define your strategy with early engagement with contractors
- **Design**  
Secure product design freeze as early as possible before manufacture commences
- **Develop**  
Re-evaluate early on to accommodate the offsite product
- **Deliver**  
Achieve quicker, high quality build with less labour and waste



## Two LHC Housing Frameworks to Support Off-Site

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# Q&A Session

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