



Realising MMC's

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It takes an ecosystem to scale MMC

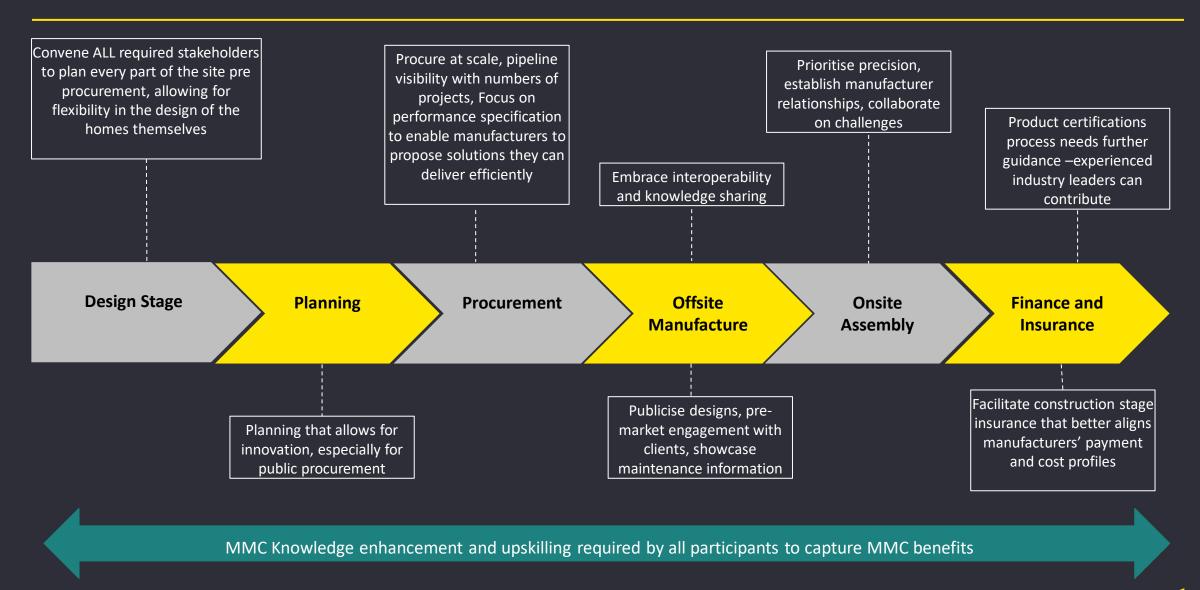
- Irish firms continue to invest in off-site construction while international entrant interest grows
- Build Digital, Construct Innovate and other industry and government initiatives are gaining traction
- Ireland's MMC journey is distinct in being supported across the delivery chain



- Government's focus is not just on the manufacturers but on strengthening the ecosystem that supports them
- Crucially, Ireland's MMC providers may cross sectors and include exporters
- Cross-department actions target critical enablers such as procurement, planning and certification as well
 as growing the skills base across all parts of the chain to maximise the value of these measures



What is needed at each part of the delivery chain to optimise MMC success?





What does Collaboration mean in MMC?

Design stage is critical: the design freeze applies to both the housing and ground works

Clients and their design teams must collaborate with all enabling stakeholders pre procurement

Location of access roads, extensions of utilities and connection points, fully mapped pre manufacture

Key objective: No surprises on delivery to site

Target PMV tailored to site specifics – solutions should work on site, and should be verified by client or its design team

Collaborative preparation required, integration expertise and an informed understanding of risks

Ground works and civils aligned with housing, assembled by appropriately skilled team familiar with the unit/systems and their certifications

Pre-tender

Who needs to do what, where and when?

Pre
manufacture
work through all
design details/
adjustments
with civil works
known

On-site Assembly

Informed team should understand all system requirements



Potential further enablers to smooth the delivery process for MMC, especially for housing

Planning

- Planning system enabling innovation.
- MMC housing in particular is facilitated by flexibility and tolerance ranges around details provided well-drafted performance criteria are met.
- Submissions could include defined works and agreed wording that references building control standards, but allows for limited changes still to be covered.
- Applications can provide block layouts, accommodation schedules and indicative levels.

Procurement

- Clients, whether public authorities, private developers or their supporting design teams, require skills to
- Evaluate contractors against MMC specifications e.g. PMV.
- Determine the PMV appropriate to a site and suitability of proposed systems
- Evaluate the strategy for interfaces and plan for installation, including subcontractor experience
- Determine whether installation accords with product/system certifications, enabling building control sign-offs
- MMC integration expertise key

Finance and Insurance

- Insurance and finance have a critical role in accelerating the use of MMC products.
- There is high value in the insurance industry upskilling and knowledge-sharing.
- Access to construction stage insurance unlocks staged payments to manufacturers against vesting certificates and on demand bonds, crucial for building the financial resilience of manufacturers.

Embeds positive track record of

Efficient MMC delivery Builds confidence in repeated use



What else do we need? Collaboration needs courage to champion the best

- Demographics are driving the need for right-sized housing including apartments for sale and rental
- The generation in greatest housing need prioritises the sustainability and carbon performance offered by MMC
- The National Development Plan requires delivery of compact growth

Quality housing and social infrastructure at pace and scale



Meet and futureproof the built environment of a growing and resilient Ireland

Workforce resilience

Attainment of sustainability goals



Goldsmith Street Passivhaus and High Density Social Housing Scheme

Client Norwich City Council

Awards RIBA East Award 2019, RIBA East Client of the Year 2019 for Norwich City Council, RIBA East Sustainability Award 2019 - sponsored by Michelmersh, RIBA National Award 2019, Neave Brown Award for

Housing 2019 and RIBA Stirling Prize 2019

Image source www.architecture.com



Productivity

gains