

Sustainable delivery model for affordable housing at scale

Procure, Produce, Perform: An International Conference on Affordable Sustainable Housing, University of Sheffield

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The Challenge

(innovation within the development process)

Affordable

(thinking differently about land, leases, ownership, equity, funding, capital and management costs)

Sustainable

(thinking differently about phasing, quality control, fabric first)

Quality

(thinking about the requirements of RPs / HCA and the use of Housing Quality Indicators)

Bespoke

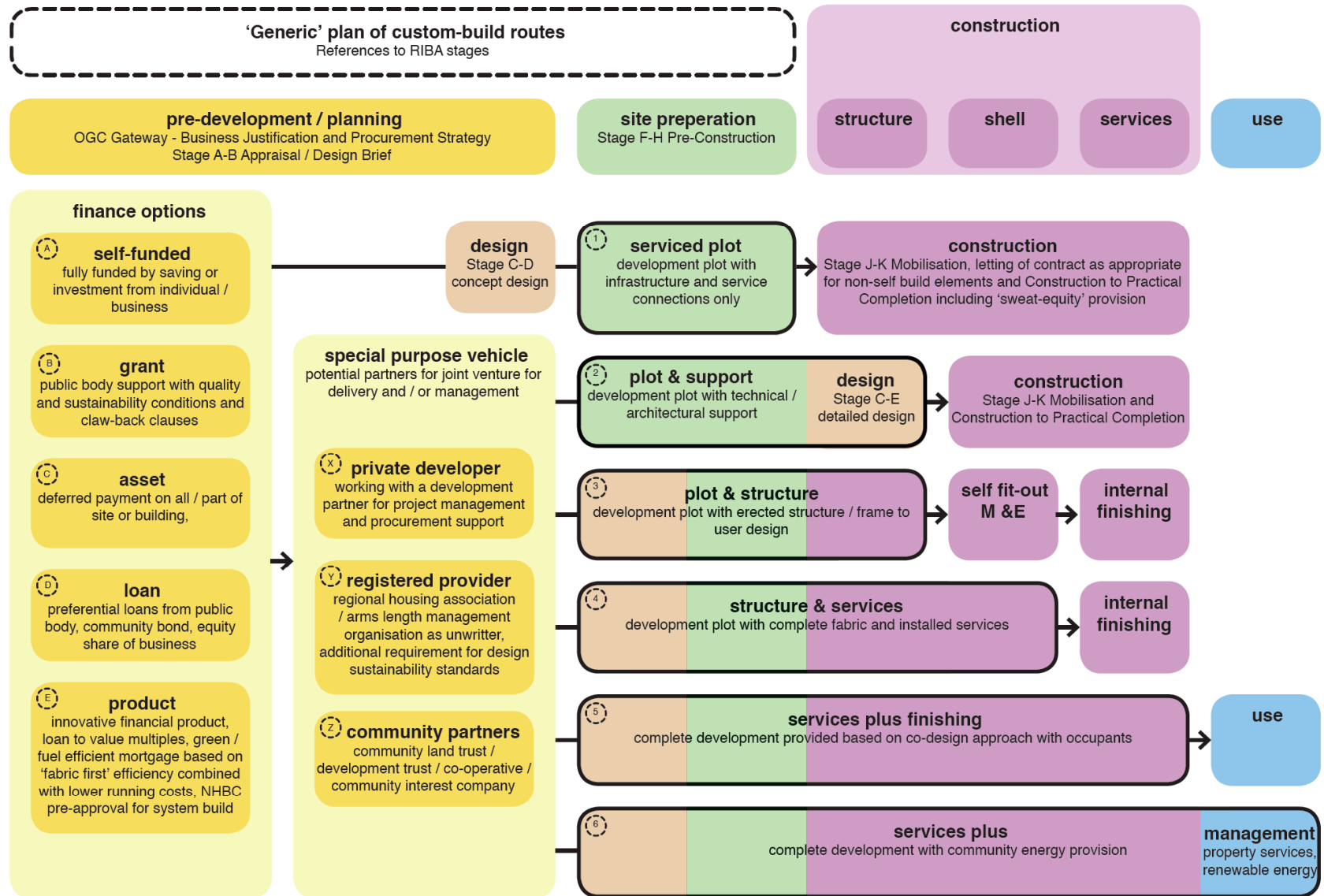
(avoiding speculative developments by early engagement with self-builders / community-led builders at the earliest stage in the development project)

Volume

(moving from small scale 'proof of concept' to an alternative to volume house building)

Generic development process

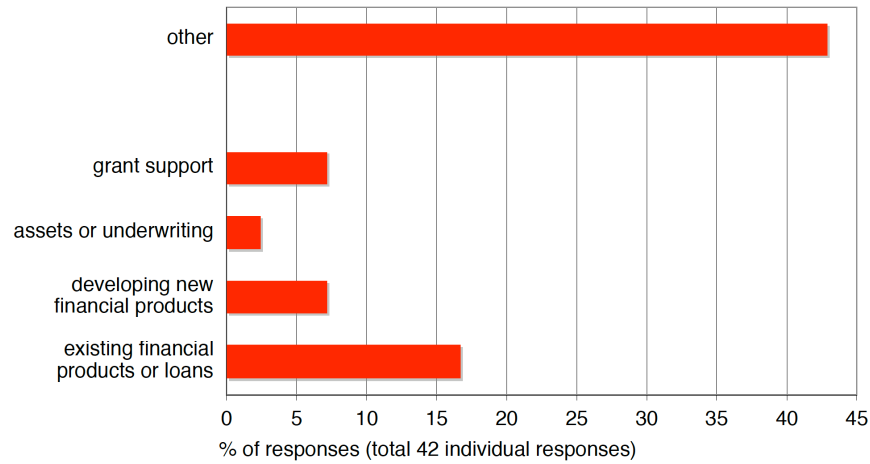
(based upon RIBA plan of works / basis for market testing for HCA / Middlesbrough Council)



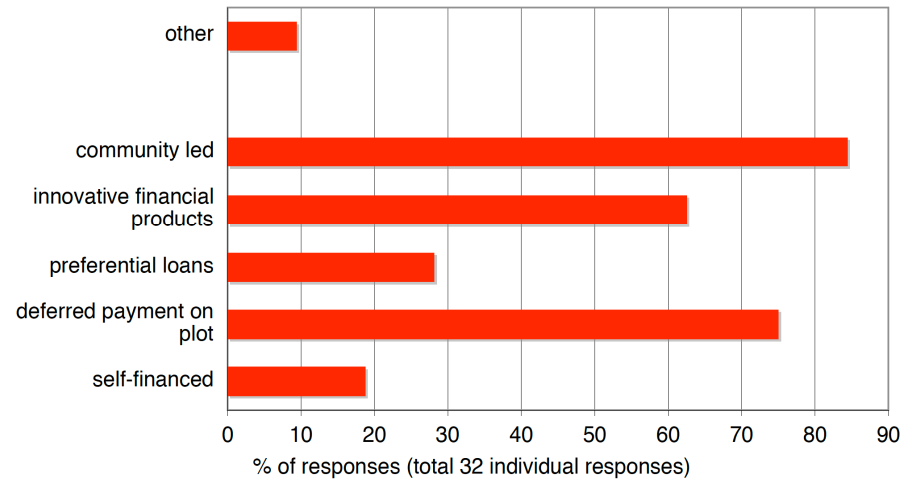
Generic development process

(issues on funding, finance and partnership working)

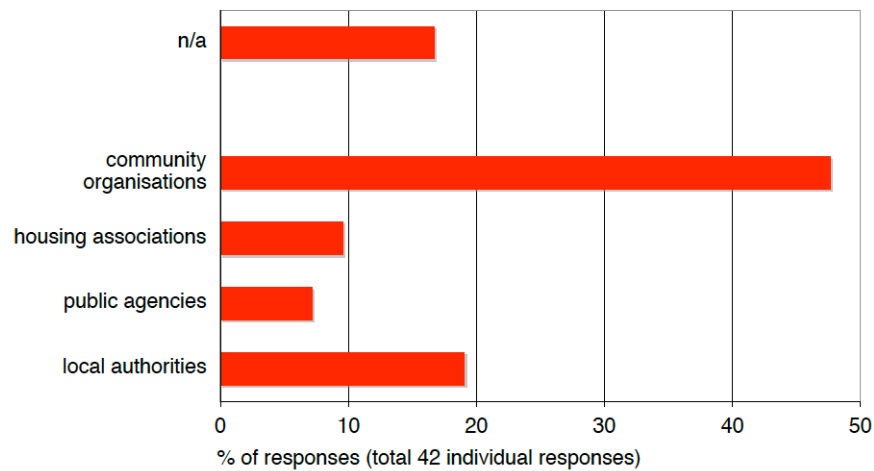
Respondents are able to offer financial support with ...



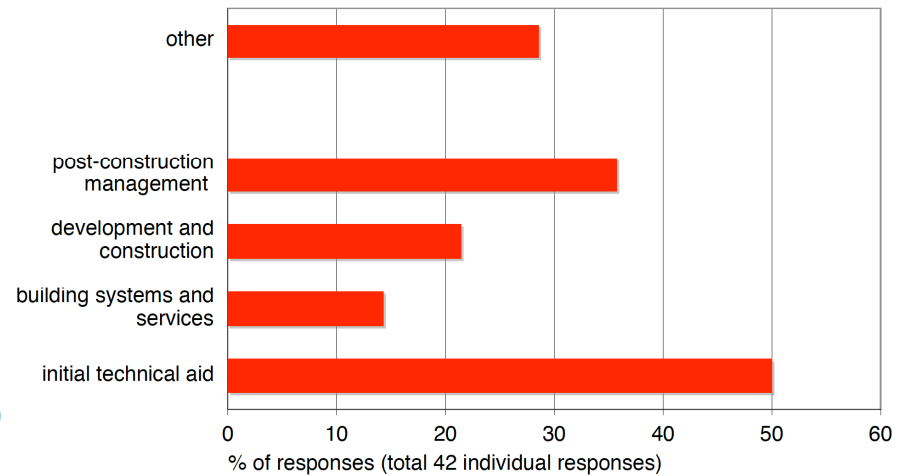
Respondents might finance custom build by ...



Respondents have worked in partnership with ...

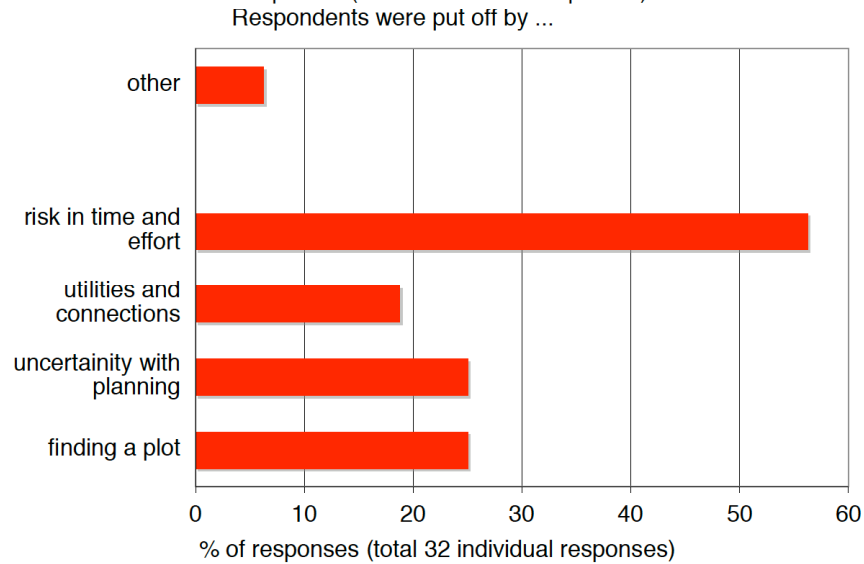
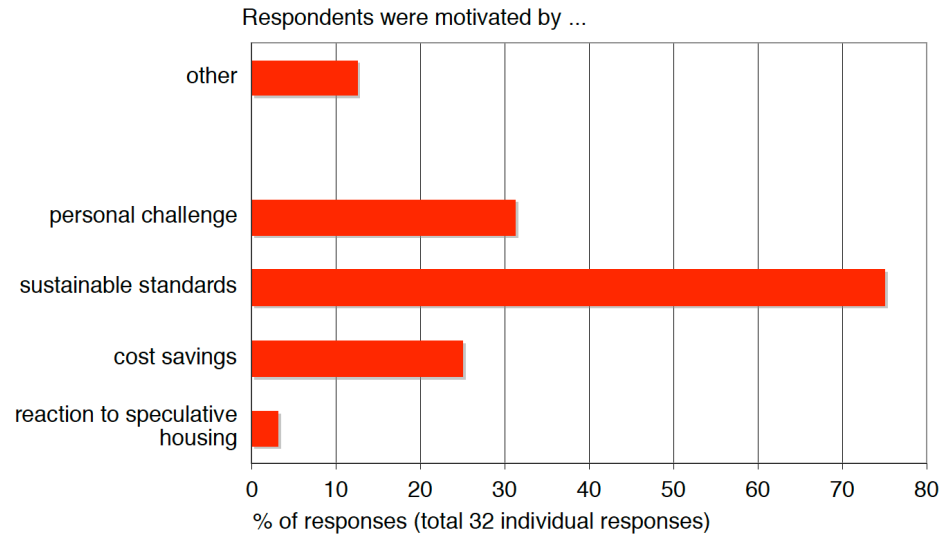


Respondents are able to offer practical support with ...

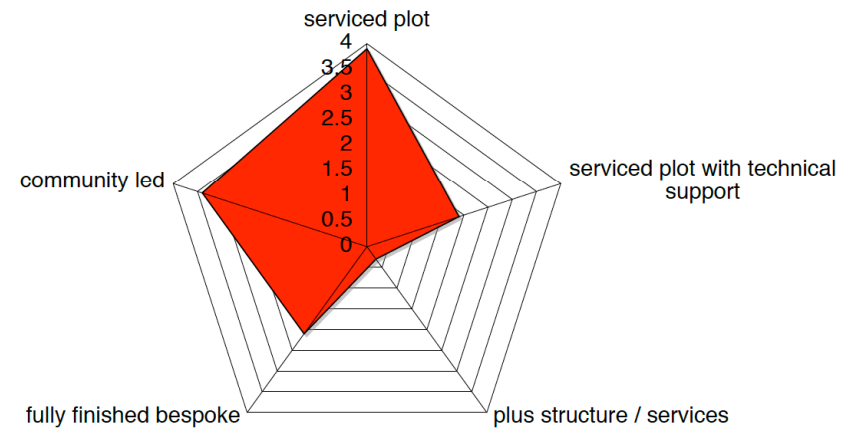


Generic development process

(issues on preferences and motivations)



Respondents rated preferences for custom build ...
... average rating (5 most attractive to 1 least attractive)



Product attributes development process

(shows what activities can be undertaken as flexible 'customisation' in a factory)

Activity	Traditional	Open Panel	Closed Panel	Closed Panel with Pod	Modular
Inner Leaf	Site	Included	Included	Included	Included
Insulation	Site	Site	Included	Included	Included
Electrical	Site	Site	Option	Included	Included
Plumbing	Site	Site	Option	Included	Included
Dry Lining	Site	Site	Included	Included	Included
Tape & Joint	Site	Site	Site	Part	Included
Joinery	Site	Site	Site	Part	Included
Decoration	Site	Site	Site	Part	Included
Commissioning	Site	Site	Site	Site	Site
Outer Leaf	Site	Site	Site	Site	Option
Roof Finish	Site	Site	Site	Site	Option

Community Land Trust 'postcard'

(simplified 'generic' development process used for market testing by CLT / Co-housing and Community Led development groups within the North East of England)

what stage is your project at?

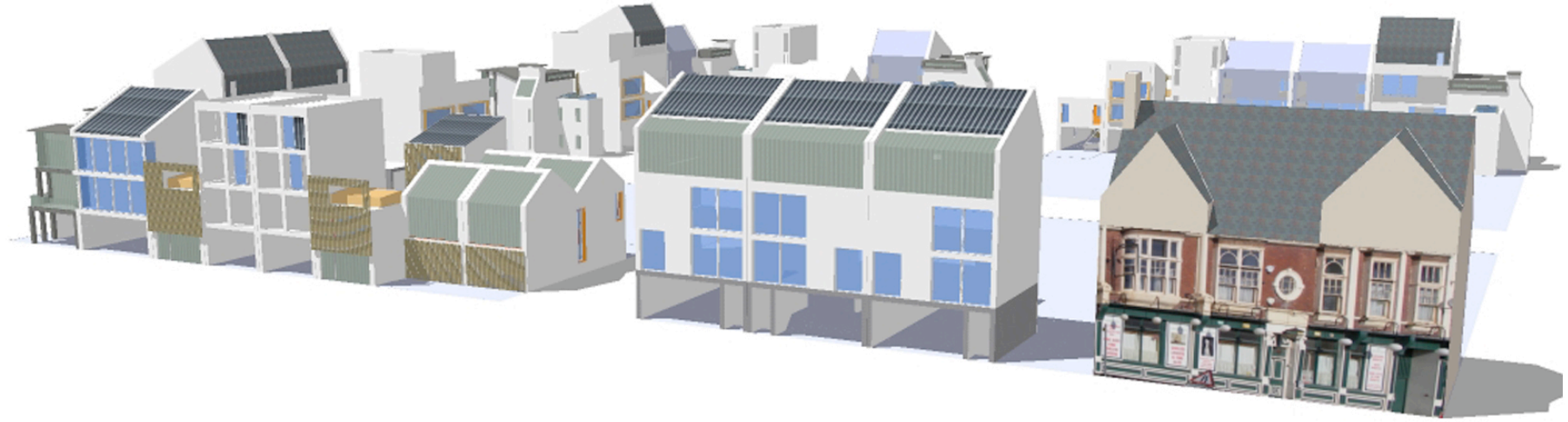
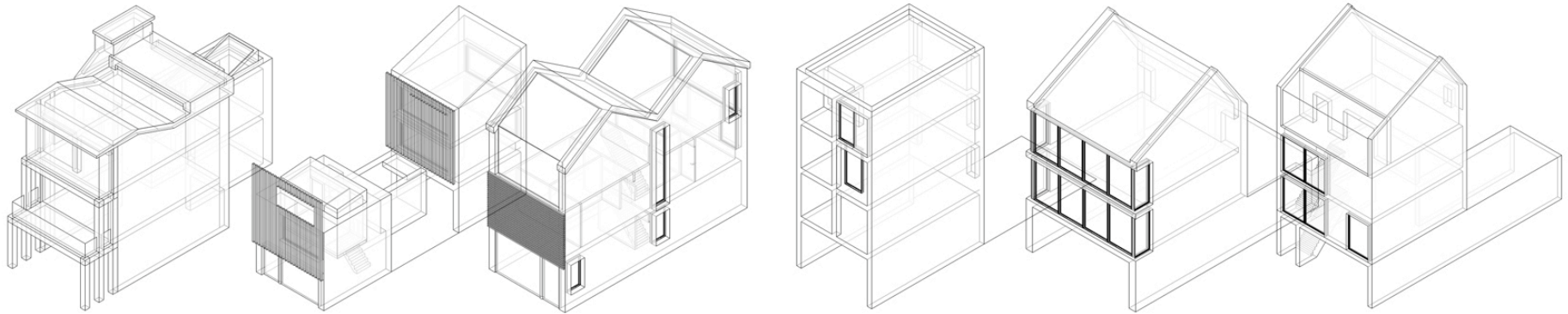
just starting out	thinking about funding	planning & design	building	living
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

what skills or tasks do you need help with?

<input type="checkbox"/> forming a group	<input type="checkbox"/> finding a site or building	<input type="checkbox"/> sketch options	<input type="checkbox"/> development agent	<input type="checkbox"/> maintaining property
<input type="checkbox"/> sharing a vision	<input type="checkbox"/> sourcing grants & loans	<input type="checkbox"/> sustainability	<input type="checkbox"/> project management	<input type="checkbox"/> renewable energy
<input type="checkbox"/> group process	<input type="checkbox"/> due diligence	<input type="checkbox"/> code assessment	<input type="checkbox"/> finding materials	<input type="checkbox"/> income generation
<input type="checkbox"/> other	<input type="checkbox"/> viability testing	<input type="checkbox"/> energy modelling	<input type="checkbox"/> laying foundations	<input type="checkbox"/> other
	<input type="checkbox"/> writing a business plan	<input type="checkbox"/> transport & access	<input type="checkbox"/> constructing frame & fabric	
	<input type="checkbox"/> partnership working	<input type="checkbox"/> planning & building regs	<input type="checkbox"/> services & finishing	
		<input type="checkbox"/> detailed design		

Middlehaven, Middlesbrough Patternbook

(emerging framework of 6 basic property typologies to fit into the new 2012 design code for Greater Middlehaven)



Saffron, Leicester Patternbook

(emerging framework of basic property typologies using mmc system)



Toyota Housing

(5000 mmc produced units last year)



Thank you

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