

Gloucestershire Economic Growth Scrutiny Committee

Tuesday 31st May 2022

1. Modern Methods of Construction (MMC)

The main item on this meeting's agenda was a third presentation related to Modern Methods of Construction. The previous 2 presentations made at earlier committee meetings made one aware of the distinct types, possibilities, and advantages of MMC.

However, with these presentations, representatives from Vistry (Bovis) and Bellway Homes discussed MMC from a house builder's perspective.

The Vistry presentation can be viewed via the following link:

<https://bit.ly/vistrymay>

(If the link does not appear to work, copy, and paste it into your browser.

Following the previous two presentations, I felt that these factory based, accurate and built in quality centred techniques should now be mainstream – and I was keen to find out why this had not become the case.

Both these large building development companies explained what they are currently doing with regard to MMC.

- Each had worked with and were very complimentary about Ilke Homes (<https://IlkHomes.co.uk>)
- They do use various MMC techniques – such as pre-assembled roofing (“Smart Roof”), and pre-built bathroom modules.
- They also participate in various sites where Homes England are conducting several initiatives and tests related to MMC.

However, they both agreed that the major factors currently standing in the way of developers totally embracing MMC were:

- Logistical - Many plots need to be prepared in advance so that a scheduled MMC “drop” could occur at a specific time.

- Cost related - The cost of most MMC is currently more than continuing with traditional builds and trades that can be easily scheduled from one new development plot to another.
- Traditional construction methods offer more flexibility than MMC – With traditional methods it is easier to cater for building sites that typically present with different ground levels or need access to drainage etc.
- House builders don't want to risk the quality of their final product – they don't want to sacrifice their brand name.

When asked about whether MMC would ever seriously compete with or even surpass the use of traditional building methods, a presenter believed that this would happen – “eventually, but in about 30 to 40 years' time”.

2. Executive Director's Report

Colin Chick provided a report for noting on Economic Growth issues in the County.

This report can be viewed via the following link:

<https://bit.ly/edrpt>