



Modern Methods of Construction

General Statement

BLAC is committed to finding efficient ways to deliver high-quality, well-designed homes, quickly, efficiently and economically. We believe that Construction Efficiency is important, whether adhered through Modern Methods of Construction (MMC) or traditional methods.

Our quality standards require developers to state their approach to construction efficiency. We believe that MMC programmes improve quality, reduce time spent on site, improve on-site safety and overcoming skills shortages in the construction of housing.

Typical Forms of MMC

A good overview of MMC is provided in the National Audit Office report, using Modern Methods of Construction to build homes more quickly and efficiently. These are the following options:-

- Volumetric Construction, where the whole dwelling is prefabricated off site in modules which are then assembled on site. Modules may be constructed in a variety of forms from a basic structure to fully finished and serviced units.
- Panelised Construction, where flat panels are produced off site and assembled on site to produce a three-dimensional structure. The most common approach is to use open panels, consisting of a skeletal structure. More complex, or closed panels involve more prefabrication typically including lining materials and insulation. Services, windows, doors, internal finishes and external cladding may also be incorporated.
- Hybrid: A method also referred to as semi-volumetric that combines both the panelised and volumetric approaches. Typically, volumetric units for highly serviced areas such as kitchens and bathrooms (sometimes referred to as 'pods') are used with the remainder of the dwelling or building constructed using panels.
- Non-off-site MMC, encompassing innovative house building techniques and structural systems typically including technologies such as 'Tunnel Form' or 'Thin Joint Blocks' that fall outside the off-site categories.

Our Policy: Construction Efficiency

All contractors are required to submit a Statement of Construction Efficiency covering all BLAC projects.

The Statement will outline the benefits of the Design for Manufacture Competition by using new technologies and supply chain processes to improve the quality performance and deliverability of their schemes. The approach must be of an acceptable standard appropriate to each project. All buildings should be specified to attract lending and insurance and provide adequate consumer warranties.

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BLAC is committed to finding efficient ways to deliver high-quality well designed homes quickly, efficiently and economically. The urgent need to address the challenge of climate change requires a step change in construction practice through innovation and new technologies. We believe that this can best be achieved through a more rigorous approach to the construction process.

Lessons learnt from the DfM Competition show that the costs are managed down not by specifying cheaply, but by rationalising the construction process. Incorporating integrated teams requires involvement from the manufacturing supply chain at an early stage to inform the design process. Construction process criteria important to BLAC included:

- Manufacturing, supply and construction programme
- Supply chain management
- Continuous improvement
- Innovation risk management
- Construction cost target

Signed by

R J Barwick Director

On behalf of BLAC (Brownfield Land Assembly Company)

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