

CONSTRUCTION, THE FUTURE

‘Modern Methods of Construction’
APSE – Building and Housing Seminar
at Peebles Hydro
19 February 2009



AGENDA

Midlothian Council:

- Integrating new practices
- Contracting in a new era
- Making it a reality



STRATEGY BASIS

- Latham Report
- Egan Report
- Centre for Collaborative Working
- A good dose of common sense!



INTEGRATING NEW PRACTICES

- 800 new houses, upgrades to 6000 existing houses
- Standardisation of specifications
- Off site fabrication/dry trades
- 4 year frameworks and supply agreements
- Prudential code funding



SPECIFICATIONS

- Get designers to agree specifications with maintenance!
- Get Planning Department, designers and Landscaping Department to agree common area design!



INTEGRATING NEW PRACTICES

Specifications

- Standardisation across new build upgrading programmes and house types
- New build emphasis on low/no maintenance
- 4 year supply agreements: doors, kitchens, sanitaryware, heating, showers



INTEGRATING NEW PRACTICES

- Off site fabrications only:
 - Timber kits – each site tendered
- Kitchen units
- **Did not do:**
 - Bathroom pods, prefabricated walls etc



INTEGRATING NEW PRACTICES

House building

- Dry trades
- Multi utility providers
- 2 main contractors over 15 sites
 - Joint planning and site development
 - Construction issues designed out
 - Retention of good site agents/staff
 - Opportunity for apprentice employment
 - Agree standards early



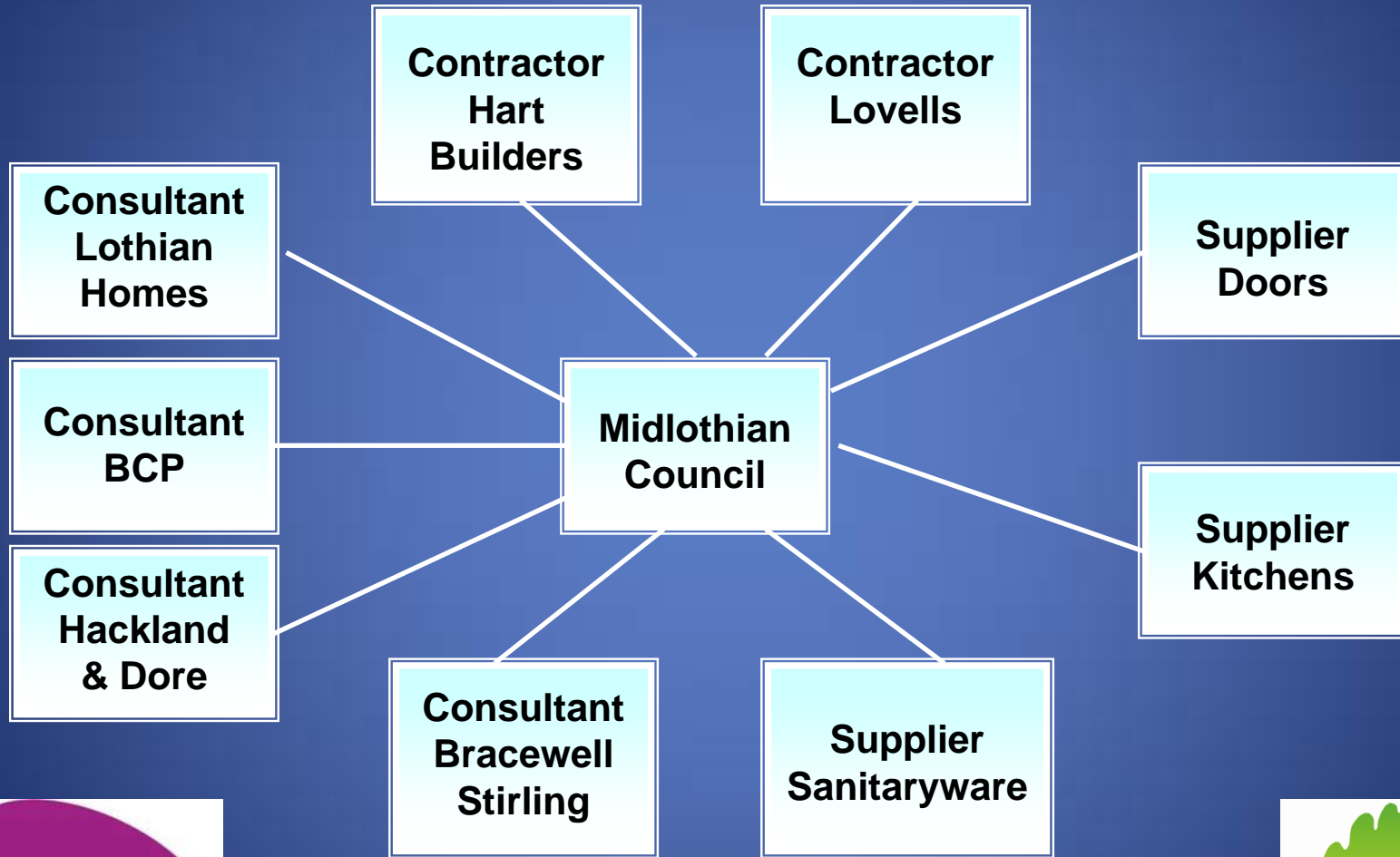
INTEGRATING NEW PRACTICES

Sustainability

- Eco homes – good/very good rating
- NHER – 9.6 to 10.0
- SAP ratings – currently building at 100-108
- Initially did not invest in renewable energy but now part of SPP6



CONTRACTING IN A NEW ERA



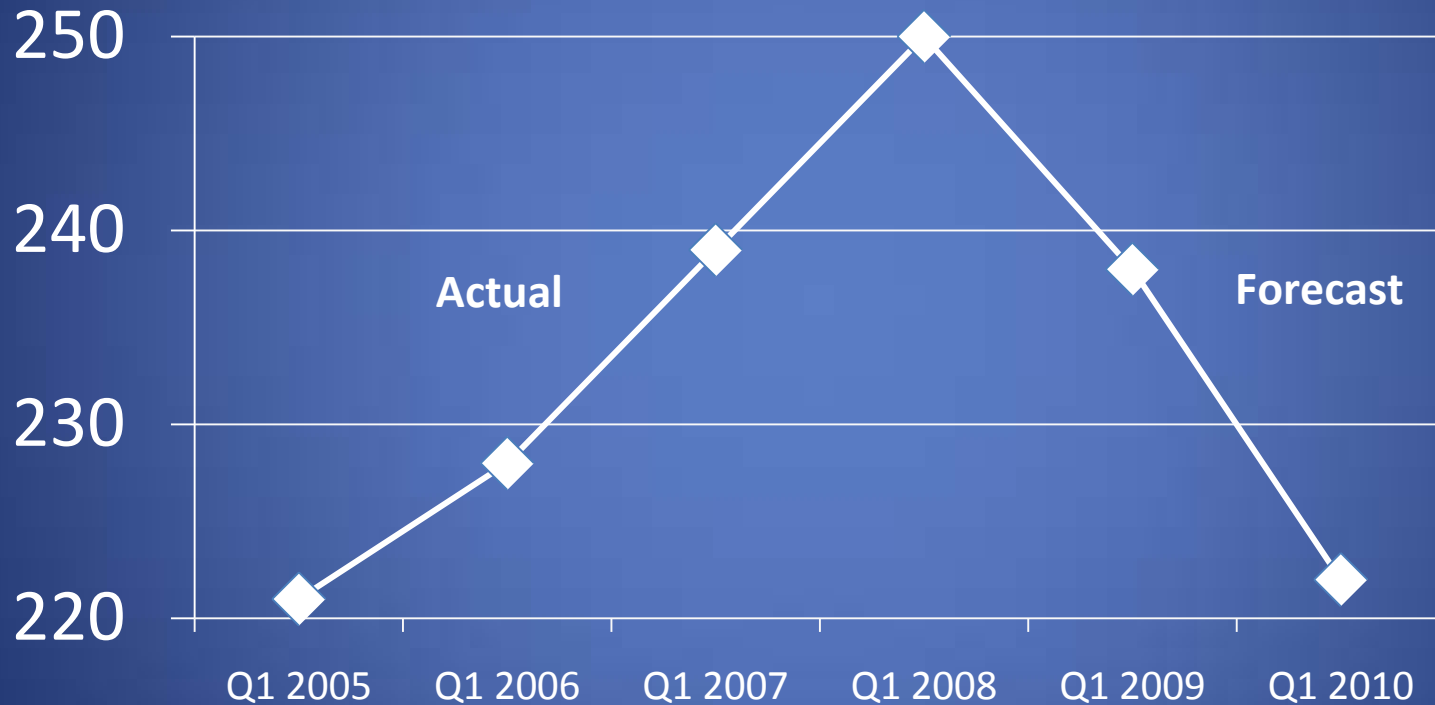
CONTRACTING IN A NEW ERA

- 2009 very different to preceding years
- Pre 2009 was a sellers market
- Post 2009 is a buyers market
- Review of contracting strategy
- Financial stability of contractors/suppliers?



CONTRACTING IN A NEW ERA

Tender Prices



MAKING IT A REALITY

New Housing

- Land assembly
- Utilities
- Pre application planning discussions
- Accommodate waiting list changes
- Project management



MAKING IT A REALITY

- Project plan and team
- Multi site approach – plan and procurement
- Allocation team



MAKING IT A REALITY – JANUARY 2009

- 200+ new houses occupied
- 300 new homes on site
- 250 to commence on site



NEW HOUSES (1)



NEW HOUSES (2)



AWARDS/AUDITS

- APSE Service Award 2008
 - Best Housing and Regeneration Initiative
- Scottish Housing Regulator Inspection 2008
 - Asset Management & Repairs - 'B' Grade



Thank You

