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Challenges and innovations for Scotland's Housing market

Housing beyond 2021

- Scottish Government discussion paper.
- Land area
- Population
- Homes and occupancy
- Social rented housing

Funding?

- Since 2007, significant investment
- Up to 2021 Affordable Housing Supply Programme
- Fuel poverty and energy efficiency
- Today's budget?
- Beyond 2021?

The future goals?

- Existing stock
- Expenditure: SG support
- Shift of emphasis

What will be delivered?

- Current Parliament SG plans
- Social homes
- Mid-market rent and affordable home ownership
- Private rented sector and home ownership

The challenges

- Level of housing support
- UKG support but now facing cuts?
- Relative poverty
- Ageing population
- Price tag

Brexit and construction

- Building materials imported
- Building materials exported
- Brexit done on 31 January!
- Cost and availability
- Sustainable supply chains
- Local sourcing

Lets talk bricks!

- Brick shortages and waiting times
- Roof tiles and bricks
- Demand strong internationally v sterling
- Larger companies stockpiling bricks
- Brick prices increasing
- Roof tiles and timber
- Insultation

Construction skills shortages

- Recession impact in Scotland
- Scotland and EU workforce
- Site work on new house building higher reliance
- Shortfall of bricklayers
- Need to grow construction workforce

Alternatives?

- New materials?
- New construction methods?
- Shorter lead-in times for new builds?
- Shorter training times?

Can it be done?

Birmingham (BMHT)

Constructed in a warehouse 20 miles from the site.

2 bedroom 'mod pods' with 54 units across six sites in the next year.

Two units - the ground floor and first floor.

Steel frames with the necessary insulated walls and customizable facades.

Features a 4mm thick Acrylic brick finish on the bottom and a corrugated Aluminium exterior on the top.

One day build and move in day two!

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Build times

- Build but when fully running
- Ground preparation
- Crane into place
- Utilities functioning

Cost?

- Prototype v traditional build.
- Production line operating on scale?
- Future costs?

Not quite Ikea... BoKlok

- It has built 11,000 homes across Sweden, Finland, Denmark and Norway
- Collaboration with Worthing Council
- 162 flats built on council land
- Housing affordability
- Council licensing land for development

Is modular the answer?

- Built in a controlled environment
- Can take less than a week to build
- Quality control
- Manufacturing process risk
- Manage systematic risk.

Advantages?

- Modular buildings = lower carbon footprint
- Set standards
- A solution to the housing crisis?
- Quicker lead-in times

Over to you



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