


# Guide to procuring MMC





From the outset our ambition was to create an environment that enables development teams to work in partnership with high quality manufacturers in a manner that accelerates the delivery of new, well-designed, high-quality homes and maximises the benefits of early engagement and partnership working.

Fully compliant with UK Procurement Regulation, the procurement solutions provide housing associations, local authorities and other social landlords with direct access to manufacturers of volumetric and panelised solutions, with the option of engaging on a full turnkey or supply and install basis.

*“I am making decisions based on live information from the manufacturer, not just my gut. You have the ability to have real-life, real-time conversations.”*

Paul Mullane, Director of Development and Growth, Halton Housing

## Why use MMC?

Offsite manufacturing offers additional construction capacity to social landlords that are already feeling the effects of the ageing construction workforce and a skills shortage, made worst by the economic impact of Brexit and the coronavirus crisis. Offsite construction has the ability to help social landlords meet their new build targets because it offers a more structured supply chain, less exposure to the fluctuations in the traditional skills workforce, faster delivery and more control over quality and sustainability.

The government has made it a condition of their £11.5bn affordable homes programme that at least 25% of those homes should be manufactured through modern methods.

The government's new Modern Methods of Construction (MMC) Taskforce, backed by £10m of seed funding, aims to accelerate the delivery of offsite homes across the UK, working closely with housing associations and local authorities to achieve this.

### **Standards, assurances, and accreditations:**

BOPAS / NHBC Accepts accredited  
Minimum EPC rating B / 81 SAP points  
Superior future proof fire safety measures  
NDSS compliant  
No Gas  
M4(3) Options

### **Minimum criteria:**

Net Zero Carbon  
Suppliers are either certified or working towards ISO14001 or a credible equivalent

## Value delivered

- Swift, compliant routes for members to easily converse with manufacturers early without commercial commitment
- Cost transparency
- Operational Net Zero Carbon
- Collaborative approach with support available from manufacturers, PfH and Building Better
- Pre-Manufactured Values (PMV) exceeding 55%
- Robust market assessment leading to framework and DPS award
- Flexible delivery models

# MMC Category 1: Volumetric framework

Building Better launched its MMC Construction Category 1 framework in July 2021. Two manufacturers have been appointed to this first framework, enabling housing associations and local authorities to procure pre-manufactured 3D construction systems for both houses and apartments.

The framework provides Building Better members with a quick, compliant, cost-transparent route to building high quality, sustainable homes that meet their customers' needs.

## Lot structure

Our framework has been designed to facilitate early engagement between Building Better members and the appointed manufacturers. We have undertaken detailed market engagement, seeking to assess and understand the success requirements not only of the sectors developers, but also MMC providers to ensure collaborative success. This has enabled us to craft a commercial model that encourages open and transparent conversations to commence as soon as sites are identified, without the need for any further procurement process.

## Our framework has one lot:

Housing and Apartments

ZedPods

## Case Studies

Halton Housing

RHP

Abri

For further details of this framework, visit our [website](#)

"With the framework being direct call-off, we don't have to go through a complex procurement process. Instead, we have conversations with suppliers and then appoint. The challenge of finding the right people and going through the lengthy tender process has been completely removed."

Jake Snell, Strategic Assets and Land Manager, Abri

## Category 2: Panelised DPS

### Why we chose a DPS rather than framework

MMC Category 2 is supported via a Dynamic Purchasing System (DPS) which allows robust assessment of manufacturer credentials without limiting the number of approved organisations that can potentially provide service. As the marketplace continues to grow and develop, this allows manufacturers to join the programme at a future date, should they not meet the strict minimum requirements today.

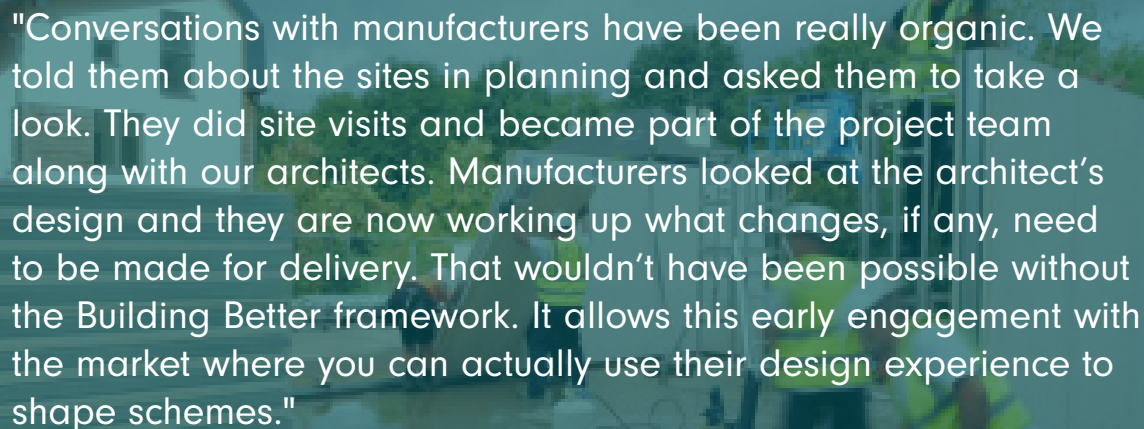
### How it works

Ultimately, the DPS is structured to allow flexibility in all aspects of the development lifecycle, we identify the credentials of each manufacturer, their particular nuances of both product and service offering and then match that with client brief/specification in advance of mini competition. This drastically reduces the complexity of the call-off process as the manufacturers being approached have already demonstrated their capability in delivering the core elements of the requirement.

### Lot structure

- Lot 1 - Full Turnkey Provision
- Lot 2 - Supply and Installation

For further details of this framework, visit our [website](#)



"Conversations with manufacturers have been really organic. We told them about the sites in planning and asked them to take a look. They did site visits and became part of the project team along with our architects. Manufacturers looked at the architect's design and they are now working up what changes, if any, need to be made for delivery. That wouldn't have been possible without the Building Better framework. It allows this early engagement with the market where you can actually use their design experience to shape schemes."

Avril Roberts, Development Project Manager at RHP Group

## Building Better

Building Better, backed by the National Housing Federation, is an alliance of housing associations and local authorities working together to procure high quality, sustainable homes built through modern methods of construction (MMC). Set up in 2018 as part of the National Housing Federation's Greenhouse innovation programme, Building Better aggregates demand from its members and collaborates with offsite manufacturers. This partnership approach, listening to feedback, learning and innovating together, improves quality, safety, energy efficiency, downstream maintenance and resident satisfaction. It's an alliance that encourages information sharing and strives for continuous improvement.

## Procurement for Housing

PfH have a rich history of providing best in class procurement, consultancy and technology solutions into the housing sector. Our procurement know-how coupled with the commitment from Building Better has resulted in a working partnership that aims to inspire significant growth in MMC output and continuous improvement, playing a lead role in the decarbonisation of our housing stock and improving the lives of those who will be fortunate enough to live in these homes.

### Get in touch

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W: [MMC web page](#)

## Want to explore more?

 [Driving zero carbon with MMC](#)

 [MMC Category 1 launch](#)

 [Making MMC work for you](#)

More great resource can be found on the [Building Better](#) website

