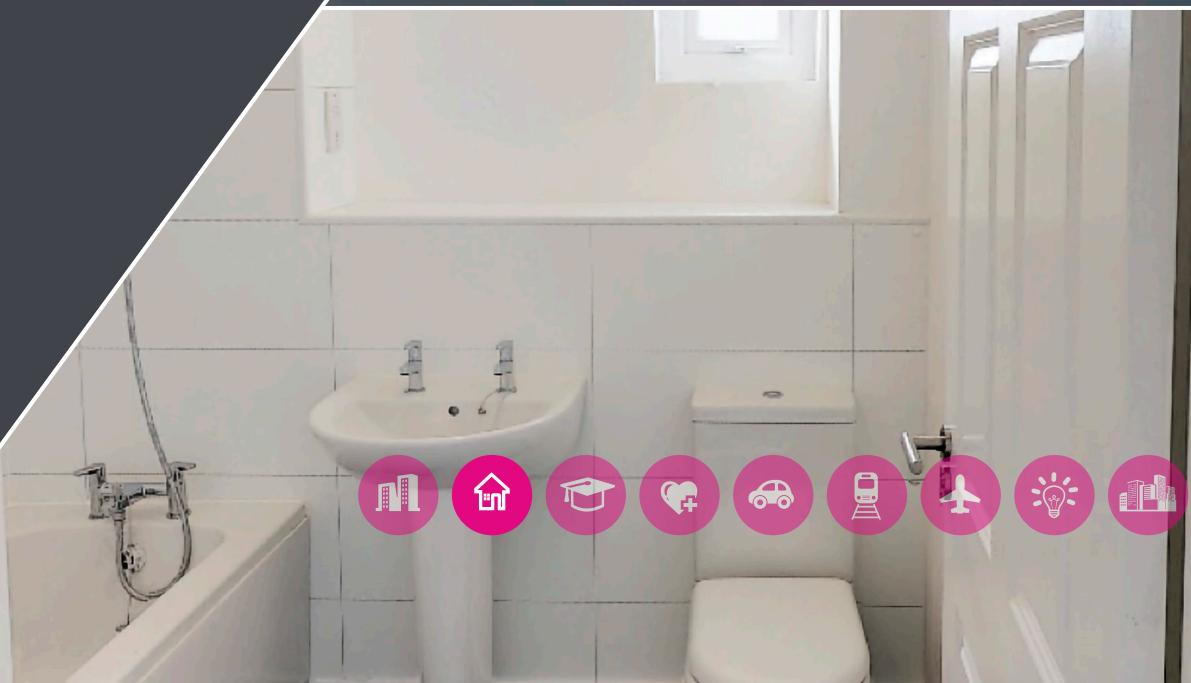




**OSBORNE**

# Bringing Manufacturing **Efficiency** to New Social Housing



# The Social Housing Challenge

The UK needs much more social housing. It must be affordable, pleasant to live in and economical to heat. And it must be built on a scale not seen for decades.

We know that old methods and ways of thinking cannot meet the demand for new homes.

The UK's Housing, Communities and Local Government Committee says that the government will not be able to meet its own ambitious target of building 300,000 homes a year by the mid-2020s by using traditional methods alone. Instead, a "significant proportion" of homes must be built using what are known as modern methods of construction (MMC).

Skills shortages and slow construction along with cost control are seen as significant barriers faced by those wanting to provide additional housing. They must be addressed to release the brakes on new housing provision.





Little Kelham - Sheffield



## Meeting demand

The solution isn't just about finding lower costs of production, but take in wider aspects in terms utilisation of land to maximise the amount and quality of homes developed and create homes and surroundings people can enjoy once completed.

The technical solution needs to take account of the social responsibility as well as the economic necessity to find more pragmatic and effective ways to build at the required speed and quality, as well as managing the environmental impact.

Read our Precis of the Govenments paper on modern methods of construction. Download the report here:  
<https://tinyurl.com/osborneflexi>



# A Simplified, Low-Risk Answer



To make this change possible, Osborne has partnered with Innovaré - market leaders in manufacturing building technologies and their new Flexihomes by Innovaré to provide an integrated systemised housing solution.

We have rethought and re-engineered the process of creating new social housing, from initial feasibility to delivery. This is a full-service, end-to-end solution designed to bring new levels of confidence and certainty to social housing development.

Our innovative approach uses manufacturing disciplines, component-led design and streamlined business processes to deliver greater speed, efficiency and cost control. There is less reliance on scarce traditional construction skills and maximum certainty over the outcomes.

To remove uncertainties and risk the answer is to use manufacturing methods within the construction phase, supported by better-integrated processes throughout the project lifecycle.

## Systemised Housing is a partnership.

The partnership is focused on delivering high-quality affordable homes quickly and sustainably. The partnership works on the basis of common long-term goals that facilitate the delivery of short-term actions.



# The Product

All homes can feature fully fitted-out bathroom and kitchen pods in a number of different finishes. These are assembled offsite and shipped as completed units to the site.

The rest of the structure is formed from Structural Insulated Panels (i-SIPs), precision-made in Innovaré's UK based manufacturing facility.

Panels are configured to suit the demands of each project and shipped for onsite assembly on a just-in-time basis. As a pre-configured kit of parts the speed of build can be accelerated with each unit being watertight within 48 hours.

The built-in thermal performance and tight manufacturing tolerances ensure that energy efficiency of the finished homes matches the design performance standards.

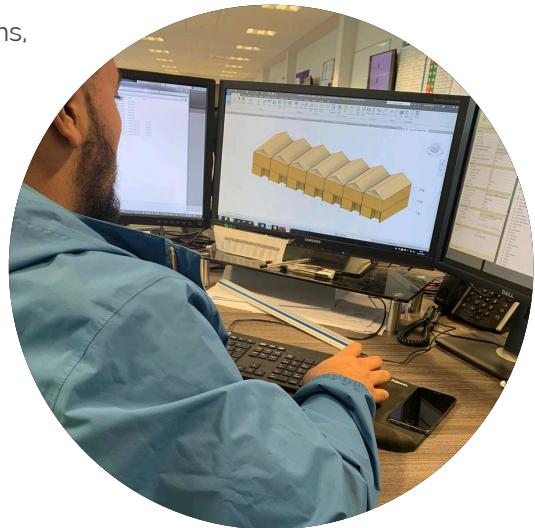


# Control, Accountability, Certainty

Behind the solution is a fully integrated process, aligned with the RIBA plan of work to ensure complete end-to-end control and accountability.

Social housing programmes no longer need to be impeded by multiple organisations, subcontractors and information flows that lead to slippages, cost overruns and commercial risks.

The component-led design approach brings tight coordination across each phase of the plan by removing the interfaces that would otherwise exist with traditional construction methods. An integrated delivery team manages the complete project from design to handover.



# The Process

An integrated in-house delivery team will manage your project from design to on-site assembly, in line with the RIBA plan of work.

## 1 Feasibility



## 2 Design Consultancy



Flexibility of design combined with accurate cost projections ensure the optimum density of housing can be achieved to realise the financial viability at the very early stages.

Our expertise de-risks projects by helping to ensure that sites are viable and the available space is fully utilised through the design flexibility of the product.

## 3 Design & Build



## 4 Handover



CAD and BIM methodologies guarantee buildability and building performance. The manufacturing process brings control, simplicity and certainty over costs and build times.

Fewer defects and comprehensive 'as-built' documentation simplify the handover and ongoing maintenance of new homes. Maintenance requirements are minimal, providing long-term cost savings to social housing providers.

# Design Flexibility without the price premium

There are standardised floor plans covering everything from one bed apartments to four bed houses to give you the greatest scope to optimise each site.

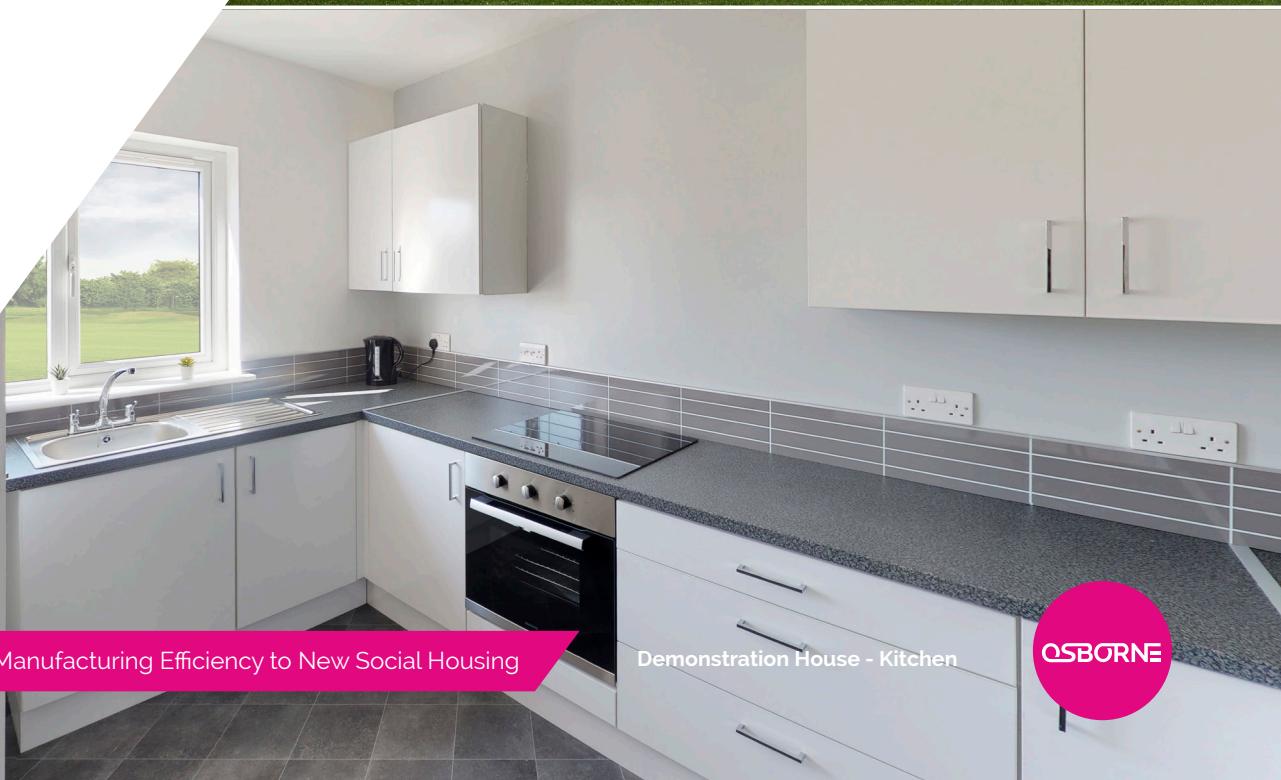
The product and the process mean repeatability and consistency to guarantee quality, costs, timing and building performance.

To provide even greater scope to shape around the specific requirements of each site, these systemised designs can easily be modified to make the best use of available land, respond to local needs and enhance the viability of projects. This is modular building without the design constraints of volumetric units.

The fully integrated component-led design and build process brings the guarantee of faster and reliable build times, repeatable quality levels and reduced costs.



Systemised Housing - Demonstration House



Demonstration House - Kitchen



## Repeatable, Flexible and Accountable

Systemised housing has the speed and repeatability of volumetric methods but without the design constraints of building from modules that are often limited by transport or site access.

Designs contain many systemised elements, yet each can easily be adapted to suit individual site dimensions or the required housing density.

The convenience and simplicity of the Flexihomes by Innovaré product is enhanced by Osborne's development expertise. Local authorities and housing associations have a single point of contact and one organisation to deal with throughout the entire process.



# Osborne and Innovaré

The partnership behind Systemised Housing brings together Osborne's experience as a respected and forward-thinking property development, builder, civil engineering and residential maintenance provider with Innovaré's unrivalled fifteen year track record of innovation in offsite manufactured building technologies.





Standings Court - Horsham

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For more information:

**email** [Nick.Davidge@osborne.co.uk](mailto:Nick.Davidge@osborne.co.uk)  
**or visit** [www.osborne.co.uk/systemisedhousing](http://www.osborne.co.uk/systemisedhousing)

Geoffrey Osborne Ltd, Fonteyn House, 47-49 London Road, Reigate, Surrey RH2 9PY

**Tel:** 0800 0258 008   **Email:** [www.osborne.co.uk](http://www.osborne.co.uk)