



Hertfordshire
Growth Board

Hertfordshire Offsite Manufacture

Factsheet 6

27.05.2022

Factsheet 6: Why CHIC?

The Hertfordshire OSM consortium has partnered with an established procurement consortium to facilitate members in accessing a compliant route to market should they wish to utilise it. The framework is the Communities and Housing Investment Consortium (CHIC).

CHIC is a member owned procurement and asset management consortium providing compliant procurement solutions, contract and commercial management support and added social value. CHIC has over 150 members including 39 local authority members.

CHIC's legal advisors, providing members with reassurance regarding the structure of the frameworks and the framework contracts are sector leading solicitors Trowers and Hamlins.

Why CHIC?

CHIC offers a comprehensive suite of PCR2015 compliant contracts and frameworks which is continually evolving. As our membership has progressively grown, so has the need for a more diverse suite of options to meet project requirements.

Who are CHIC?

CHIC is a not-for-profit consortium of affordable housing landlords, saving its members money through collaborative procurement. It has grown from 7 founding members to 148, who own more than £1.7 million homes across the Midlands, South and South Wales. CHIC is governed by a Board of Directors drawn from its members. It is free to join and open to any housing association, public sector body or charity. Members can use as few or as many of our services as they choose. Focussing on the provision of development, regeneration, asset management, repairs & maintenance services and materials supply, CHIC has built a comprehensive range of Public Contract Regulations (PCR) compliant contracts, frameworks and most recently introduced PCR compliant Dynamic Purchasing solutions to our members.

CHIC services fall under nine categories: [External links:](#)

- Newbuild Development (BuildSmart) – access to contractors and consultants for all newbuild projects, including MMC and turnkey. [CHIC](#)
- Dynamic Purchasing System (DPS) enabling members to run a PCR2015 compliant tender at any stage of the development process.
- Materials and Merchants
- Decarbonisation and Renewables
- Building Safety and Compliance
- Capital and Planned Investment
- Professional Services
- Technology Solutions
- Facilities Management

What is BuildSmart?

BuildSmart offers CHIC's members the opportunity to secure efficiencies in the development process.

We do this by:

- Consortium level collaboration
- Aggregated volume
- Standardisation of core products/design
- Supply chain engagement
- Utilisation of a proven materials supply chain
- Embracing modern methods of construction

With more than 100 years of production experience, BuildSmart's offsite manufacturers bring competitively priced, proven long-term manufacturing capability to consortia members.

Factsheet 6: Why CHIC?

BuildSmart offers Public Contract Regulations (PCR) compliant contracts and frameworks for modular, advanced timber frame and if those approaches are not appropriate, traditionally constructed homes. Standard designs and documentation work with the proven materials supply chain, to drive down the cost of new homes whilst improving the speed of delivery and quality standards at handover. Bespoke designs can also be delivered.

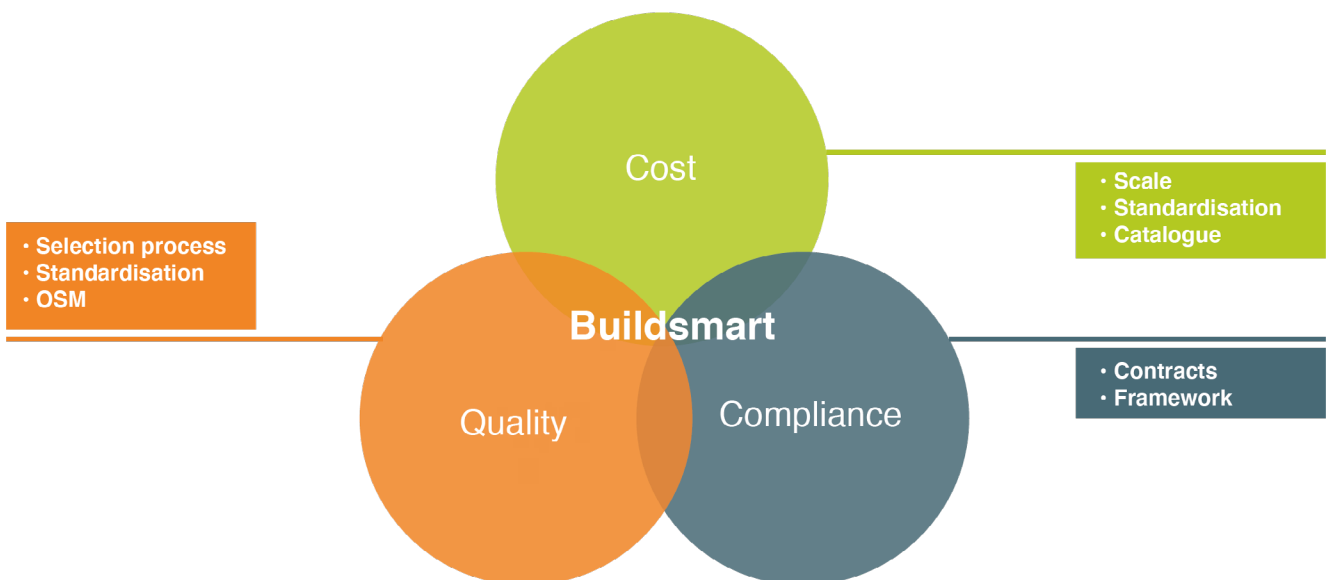
This approach drives continuous improvement and is good for the environment, creating low-carbon homes and reducing waste in the production process. BuildSmart also addresses construction industry skills shortages by moving more housing production into a controlled, efficient manufacturing environment. This helps to reduce defects too.

Offsite manufacturing (OSM)

CHIC has procured contracts with a number of OSM providers to offer members low cost options to quicker and environmentally friendly building solutions. BuildSmart offers a compliant collaborative procurement solution, using common supply chain, standard house type designs and coordinated material supplies. Members can directly access any of our long term contracts, which all provide procurement compliance.

What BuildSmart offers:

- Fully managed, PCR compliant turnkey solution
- Unique fully factory-finished volumetric homes
- Advanced Timber frame solutions
- Standardised house types based on efficient module sizes
- Flexibility allows bespoke designs
- Quality-controlled processes and documentation
- Superior fabric performance and inherent high quality
- Predictability of time/cost/quality
- Access to CHIC materials and market knowledge
- Transparent costing matrix - types and options
- Reduced fuel costs for occupiers
- Reduced waste in the production of new homes
- Addresses skills shortages in the construction industry through factory manufacture.



Factsheet 6: Why CHIC?

How BuildSmart works

- BuildSmart combines sector order book to deliver high quality homes quickly and cost effectively
- Collaboration between members to assemble a large-scale development pipeline
- Standard house types and documentation
- Long-term supply contracts with modular and timber frame manufacturers
- A main contractor framework (DPS), to manage all types of schemes, including traditional construction
- Consultant frameworks (DPS) for architects, client representatives and principal designers
- A tried and tested materials supply chain
- Standard House Types

A key part of BuildSmart is a set of standard house types that can be efficiently manufactured and built in large numbers. The design of the range has been overseen by a panel of CHIC members to offer the most frequently needed accommodation for rent and sale and optimised for factory production. The BuildSmart architects will plot the standard types, using the various exterior and façade treatments to meet local planning requirements.

All house types are compliant with:

NDSS – Nationally Described Space Standards

LDHG – London Housing Design Guide Standard

Part M – Building Regulations Approved Document Part M

DQR – Welsh Government Development Quality Requirements

Social value

Social Value is at the heart of all CHIC's procurement frameworks. By building social value into every contract, we ensure consistent, measurable and meaningful social value outcomes, delivered through the following initiatives:

- CHIC contractual apprenticeships – all CHIC procured contracts where the annual turnover is more than £1m, will be expected to deliver apprenticeships and training
- CHIC Community Chest – CHIC will provide small grants to support local projects being promoted in the communities our members support
- CHIC Employment Sponsorship – CHIC will work with and financially support Local Employment Groups (LEG's) in the main regions of CHIC's active members, to secure permanent employment for people who are disadvantaged or distant from the workplace
- CHIC promotes annual awards for apprentices and trainees