



**Hertfordshire**  
Growth Board

# Hertfordshire Offsite Manufacture

## **Factsheet 3**

27.05.2022

# Factsheet 3: Why offsite manufacturing?

There are many reasons for using OSM systems, including enabling organisations to work towards the need to:

- Address climate change as a matter of urgency through driving down carbon to net zero
- Reduce construction waste
- Diversify the housing market
- Address the growing skills shortage required for conventional construction and the consequent inflationary pressures

The technologies themselves are becoming better understood and increasingly viable, not just in the materials or construction methods, but by the use of collaborative integrated design tools, a focus on design for manufacture and on whole life cycle cost management.

## Climate change and Net Zero Carbon

The Intergovernmental Panel on Climate Change (IPCC) 2021 report provides the starkest warning yet that human activity is changing the Earth's climate in unprecedented ways with some of the changes now inevitable and 'irreversible'. Dramatic and immediate changes are required.

In 2019 Councils within Hertfordshire declared a Climate Emergency which included commitments to do everything within their powers to achieve zero carbon emissions by 2030. By using OSM systems to deliver development programmes, achieving this target will be far easier due to improved construction and performance standards as there is less carbon generated both in construction and in use.

## Diversifying the housing market

The Government's Housing White Paper, Fixing our broken housing market, was published in February 2017. It set out 'a comprehensive package of reforms to increase housing supply and halt the decline in housing affordability' identifying a threefold problem of:

- Not enough local authorities planning for the homes they need
- Housebuilding that is simply too slow
- A construction industry that is too reliant on a small number of big players

The White Paper focused on four main areas:

1. Building the right homes in the right places
2. Building them faster
3. Widening the range of builders and construction methods
4. 'Helping people now' including investing in new affordable housing and preventing homelessness

Included in this was a commitment to boost productivity and innovation by encouraging modern methods of construction in house building. Support will be provided for the development of OSM/MMC, generating the confidence for the private sector to invest in new capacity.

To ensure that the construction industry is in a fit state to deliver the house building capacity that England requires, the Government commissioned the Farmer Review of the UK Construction Labour Model (2016).

External links:  
[Fixing our broken housing market](#)  
[The Farmer Review of the UK Construction Labour Model](#)

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## Future Homes Standard

The Future Homes Standard is coming in 2025 and will be a big step towards the government's aim of net zero carbon by 2050. We will first see an uplift of current standards through amendments to the Building Regulations with new interim Approved Document L and F published plus a new Approved Document O covering overheating.

These new standards will come into force in June 2022 with the aim of reducing carbon emissions from new homes by 31%. There will be a 12 month transition period, i.e. any applications received before this date must start work by June 2023. Applies to individual buildings (houses or blocks of flats).

A full technical specification for the Future Homes Standard will be consulted on in 2023 which will result in another amended Approved

Document L, with the necessary legislation introduced in 2024, ahead of implementation in 2025.

At this point there will be no fossil fuel heating in new 'zero carbon ready' homes which will emit 75% less carbon than homes built to current standards. Zero carbon ready means no retrofit.

## Still not sure you should specify OSM / MMC

We assert that the drive toward MMC is clear, we have chosen to work with the CHIC and through them Donaldson Timber Systems and Elements Europe to invest in Hertfordshire. We urge you, please speak to our partners and let them tell you why MMC/OSM.



The Paintworks, Stride Tregolwn. Bristol ©Stride Tregolwn / Tom Bright

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Images inherited from HGB document.

- Top right photo of St Jude's Meadow, Milton-Under-Wychwood is not MMC/offsite construction.

HGB: check permissions for the 2 top images from HGB document and possibly replace.



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St Alban's Park, Windy Nook, Gateshead. Constructed by Vistry Partnerships, as part of the Gateshead Regeneration Partnership. Photograph: © Helen Smith.

Timber frame properties. Wall components, spandrel panels and trusses were manufactured offsite and lifted into place.