

# Off Site Homes Alliance

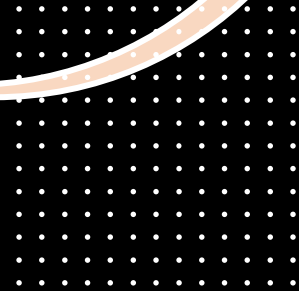
## 16th December 2021

**Pete Bojar – Great Places Housing Group**

# Purpose and content

- Why OSHA?
- What is OSHA?
- Objectives
- Roadmap
- Progress
- Next steps





# What is OSHA?

- Currently 23 Registered Providers across the North of England
- Alliance based on agreed governance, HOTs and formal agreement – not legal entity or company
- Hosted by Great Places, PD Ottersbrook Consultancy, supported by CAST and PTE
- Network includes HE (with funding through GMCA,) DLUHC, Salford University, NHBC, CTI, Constructing Excellence, Savills, Liverpool City Region, Sheffield City Region and Homes for the Southwest

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# Why OSHA?

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- **Traditional construction** supply chain not fit for purpose – shrinking, decreasing quality, poor record of innovation, lack of skills development.
- **Off-Site Manufacture**
- Bitty delivery is unsustainable, expensive, time-consuming and of varying quality
- Lack of standardisation in orders and supply
- Aggregation of demand crucial to deliver value, business resilience and sustainability to all parts of the supply chain
- Lack of learning capture and R&D
- Customers not getting what they want
- Partnership approach needed to drive supply chain development

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# Objectives

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- Mass customization for the supply of off-site homes at affordable prices (best value and best quality) leveraging aggregated demand
- Partnerships with supply chain
- Standard zero carbon designs and specifications
- Learning capture; R&D focus
- Supporting Homes England ambition of mass rollout of quality homes with Real Performance and Sustainability built in for owners and residents
- Potential JV for the manufacturer and supply of OSM Homes in the North

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# Creating...

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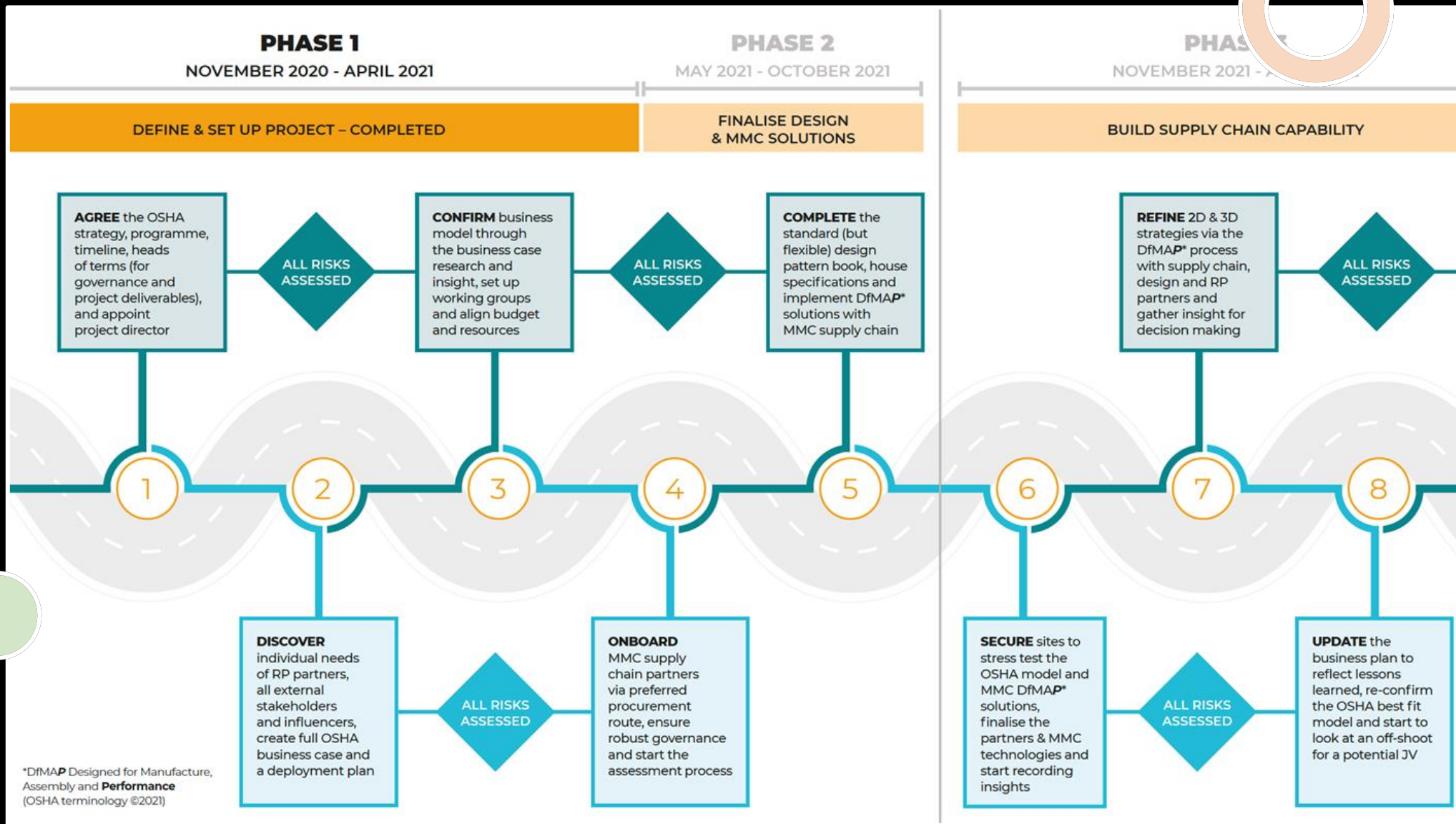
- Resilient Supply Chain
- Strong Client Interaction
- **Forward order books to support investment for the long term starting summer 2022**
- R&D – product development
- Lean manufacturing and standardisation
- Reduced cost, increased VFM
- Quality guarantee + Accreditation
- Future Homes Standard to Net Zero Carbon specifications as standard

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# How?

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- OSHA membership shared objectives, commitment & investment
- Thought leadership through development of business case
- Standard Housetype Pattern book
- Future Homes and NZC specification
- Supply chain on-boarding & framework through Innovation Chain North
- Flexibility – 2D and 3D offer
- Joining the dots through network – supply chain, HE, accreditation, warranty providers, securitization, Off-Site Performance Centre.
- Land supply & aggregation of demand



\*DfMAP Designed for Manufacture, Assembly and Performance (OSHA terminology ©2021)



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# Progress

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## Phase 1 (complete)

- 23 RPs signed up and on-boarded.
- OSHA “architecture” established and up & running, including working groups, TORs and website.
- Discussions ongoing with 9 more + City Regions
- Business Case complete including 2D & 3D focus.
- HE funding through GMCA nearly finalised.
- Strong network.
- Discussions with Salford University re Off-Site Performance Centre.
- Innovation Chain North established as procurement vehicle.

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# Ongoing

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## Phase 2:

- Membership development
- Design for manufacture inc zero carbon specification complete
- On-boarding supply chain & procurement
- Developing proposals & funding for Off-Site Performance Centre.
- Learning capture from “Trailblazer” projects
- Land aggregation
- Theory into practice process development
- Beginning to develop Joint Venture thinking

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# Hurdles

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- Building Contractor buy-in
- Land
- Planning
- Local supply chain and skills development
- Scaling-up
- Difficult economic conditions
- Impatience