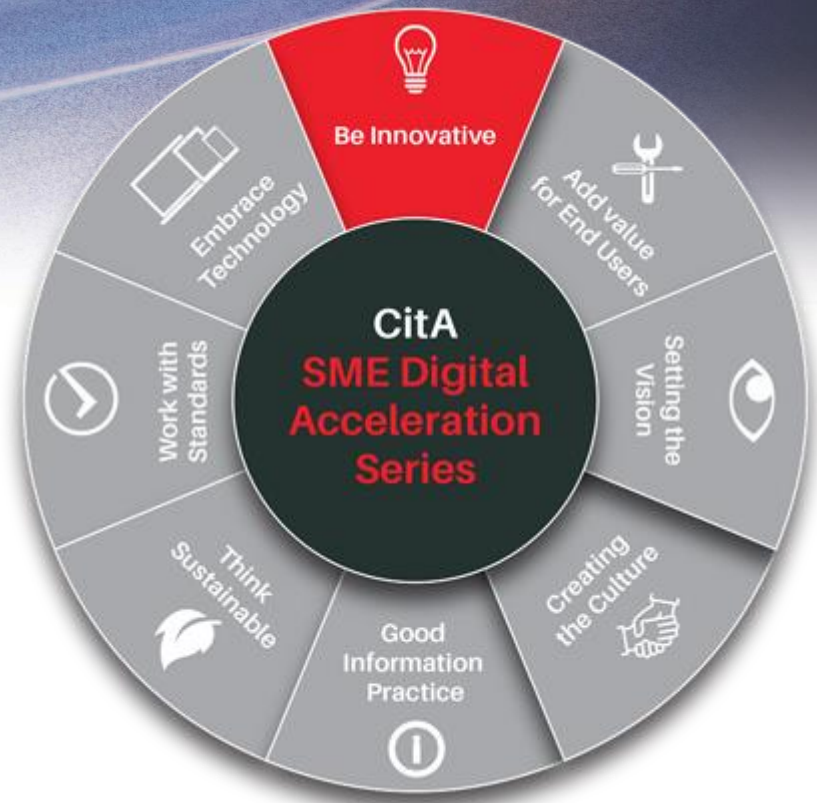


Be Innovative:
Supporting procurement
reform and MMC
through digital
25.10.2023



Overview of Roadmap for Increased Adoption of MMC in Public Housing Delivery (MMC Roadmap)

Éadaoin Ní Fhearghail

Architectural Advisor

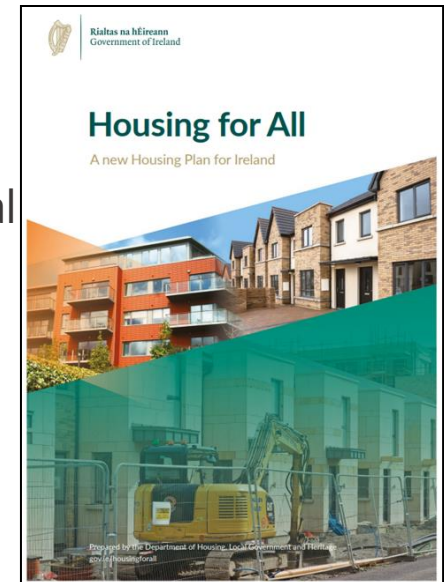
Climate and Construction Innovation Unit

Department of Housing, Local Government & Heritage

eadaoin.nifhearghail@housing.gov.ie

Housing for All - A new Housing Plan for Ireland

- Key objective remains that ‘...everyone in the State should have **access to a home** to purchase or rent at an **affordable price**, built to a **high standard** and in the **right place**, offering a high quality of life’.
- 2023 Update due for publication in coming weeks
- **33,000 new homes per annum until 2030** | +300,000 total
- **€4bn investment per annum**
- 2022 completions (29,851) **surpassed target** (24,600)
- 2023 completions (14,017 in H1) on target (29,000)
- **2024 target is 33,450**



Housing for All - A new Housing Plan for Ireland

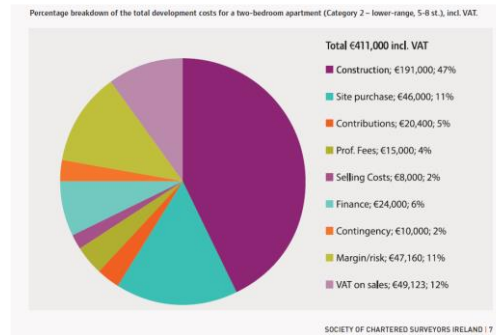
1. Homeownership & Affordability
2. Homelessness, Social Housing & Social Inclusion
3. New Housing Supply
4. Vacancy & Existing Stock



- Supported by Chapter 5 **Enabling a Sustainable Housing System**
- The housing system needs to be placed on a long-term economically sustainable footing. **MMC** has been identified as a **key measure** to **enable productivity** and the **efficient delivery** of housing. (Section 5.3 Achieve Economic Sustainability)

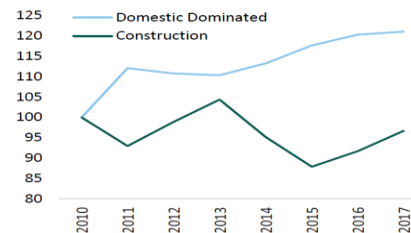
Construction Cost & Productivity

- Recent analysis – residential **construction costs** account for **about 50% development costs**.
- **Productivity** in the construction sector remains **below 2010 levels** and is less productive than EU average.

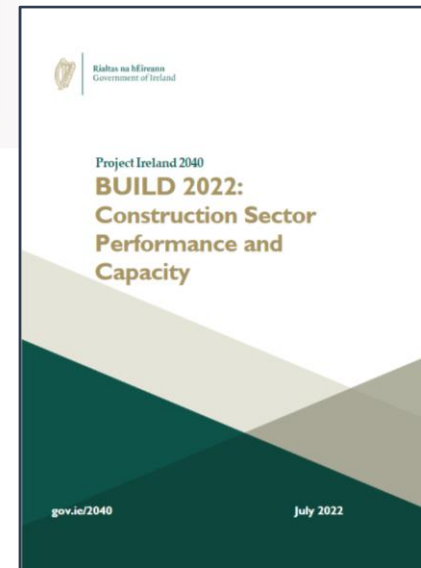


<https://scsi.ie/real-cost-of-new-apartment-delivery/>

Figure 10: Labour Productivity Index



<https://www.gov.ie/en/publication/827c7-construction-sector-group-building-innovation/>

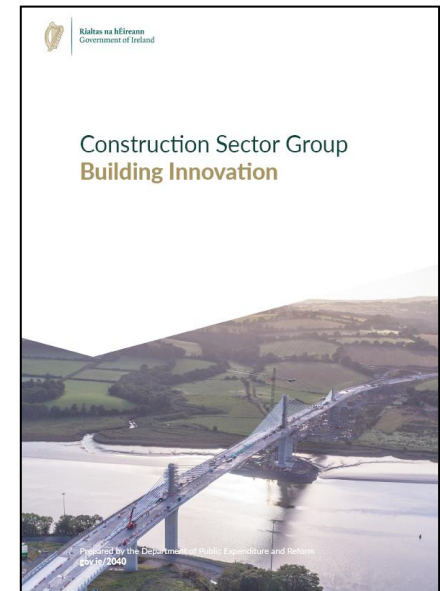


Related Innovation Activities

- State to play a central role in **leading and funding these actions** to ensure that levels of productivity and innovation materialise.
- Complemented by an increased focus for the **Department of Public Expenditure, National Development Plan Delivery and Reform (PENDR)** and **Construction Sector Group (CSG)** on the **residential construction sector**.
- Complemented by role of **Enterprise Ireland**, which will be expanded to include the provision of funding and supports for innovation and productivity-related projects in the **domestic residential construction**

Construction Sector Group (CSG)

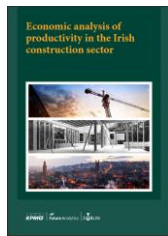
- Formed **2020** to support the delivery of **Project Ireland 2040**
- Increased focus on residential construction
- Chair: SecGen of PENDR
- Members: Representatives of key industry bodies and senior representatives of Government departments & agencies with responsibility for policy & for the delivery of infrastructure
- Quarterly Meetings



CSG Digital Adoption and Innovation Subgroup

- Chair: PJ Rudden, PENDR
- Implementation of 7 priority actions on **cost reducing innovations and productivity** measures
- **Housing** and **Sustainability** as cross-cutting actions
- Permanent Members: PENDR, DETE, DHLGH, DFHERIS, DECC, EI, SEAI, NSAI, LGMA, CIF, RIAI, Engineer's Ireland, Build Digital, ACEI, SCSi, BMF, Construct Innovate, CP Skillnet
- Monthly Meetings

Construction Innovation Timeline : Working Groups and Publications



Construction Innovation Initiatives

Build Digital Project
A national centre of excellence

Skills to Succeed
Government of Ireland

Decade of Resilience
Ireland 2040

Home | 5 Pillars | Leadership Forum | Events
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Transforming Irish construction and the built environment

Why Build Digital?

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Built to Innovate - An initiative by Enterprise Ireland under the Housing for All programme

Built to Innovate - Clancy Construction

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Construction Technology and Innovation

Making Ireland a global research and innovation leader
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MMC

Mount Lucas > MMC

Modern Methods of Construction (MMC) Demonstration Park

Modern Methods of Construction Demonstration Park

In July 2022, Minister Simon Harris, TD, announced Mount Lucas as the site for the National Modern Methods of Construction (MMC) Demonstration Park.

The Modern Methods of Construction Demonstration Park aims to support the Government's Strategy for All (IFA).

MMC Leadership & Integration Group (MMC LIG)

- Established by DETE in **June 2022**
- ToRs are to **address productivity and innovation challenges** identified in HfA and provide **oversight and direction to related HfA Actions**, in particular Action 13.2 (MMC Roadmap)
- Chair: John Newham, DETE Assistant SecGen
- Permanent Members: DETE, DHLGH, DFHERIS, DoE, DECC, PENDR, CSG, EI, NSAI, SOLAS
- Monthly Meetings

HfA Action 13.2 – MMC Roadmap

‘Develop an incremental roadmap with targets for compliant MMC adoption in publicly procured residential construction, working with the OGP, to include inter alia consideration of the tender and evaluation process; design standardisation; skills development and the sharing of best practice; project aggregation; further MMC test projects; and sustainability and circular economy principles. The provision of a public procurement roadmap for MMC will build capacity in the supply chain with resulting delivery and cost reduction benefits.’

DETE/ DHLGH – Q2 2023



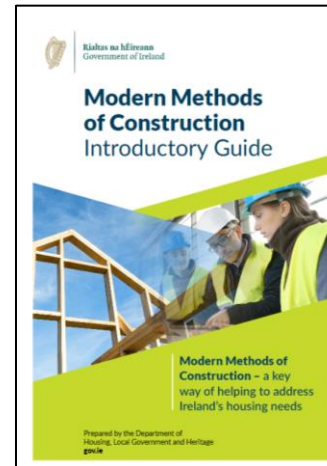
MMC Terminology

The term MMC was developed in the UK to describe **a range of manufacturing and innovative alternatives** to traditional construction.



7 MMC categories include for example:

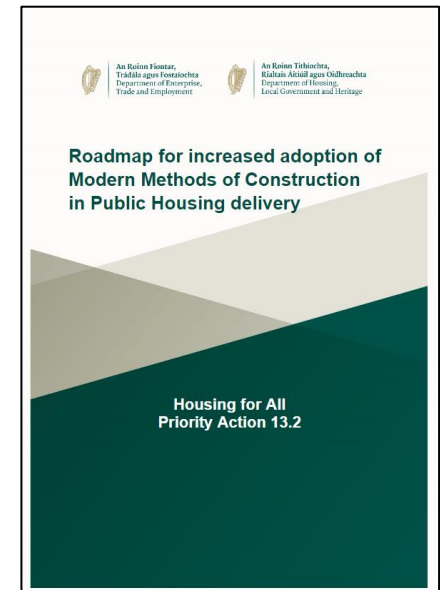
- **Volumetric dwelling units**
- **Panellised components**
- **Other innovative approaches**
- Includes construction in **timber, steel, concrete and other materials.**



MMC Roadmap

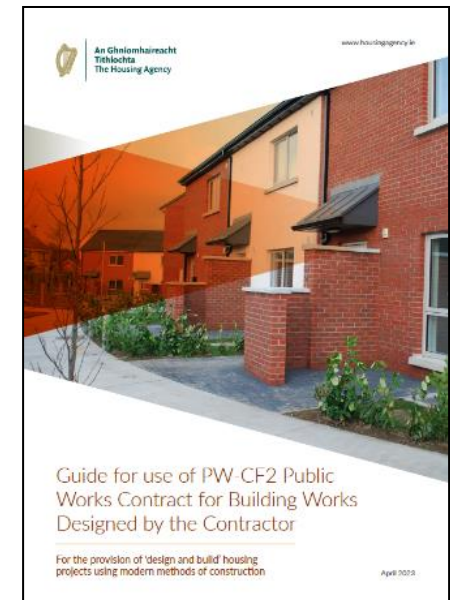
Roadmap to enable increased adoption of MMC in Public Housing Delivery

- Published **July 2023**
- 28 milestones under 6 themes
- Theme 1: **Procurement Approaches**
- Theme 2: **Regulations & Standards**
- Theme 3: **Capital, Finance and Insurance**
- Theme 4: **Skills Development**
- Theme 5: **Industry Competitiveness and Capacity**
- Theme 6: **Policy Execution and Communication**



Theme 1: Milestone 1: Accelerated SH Delivery Programme

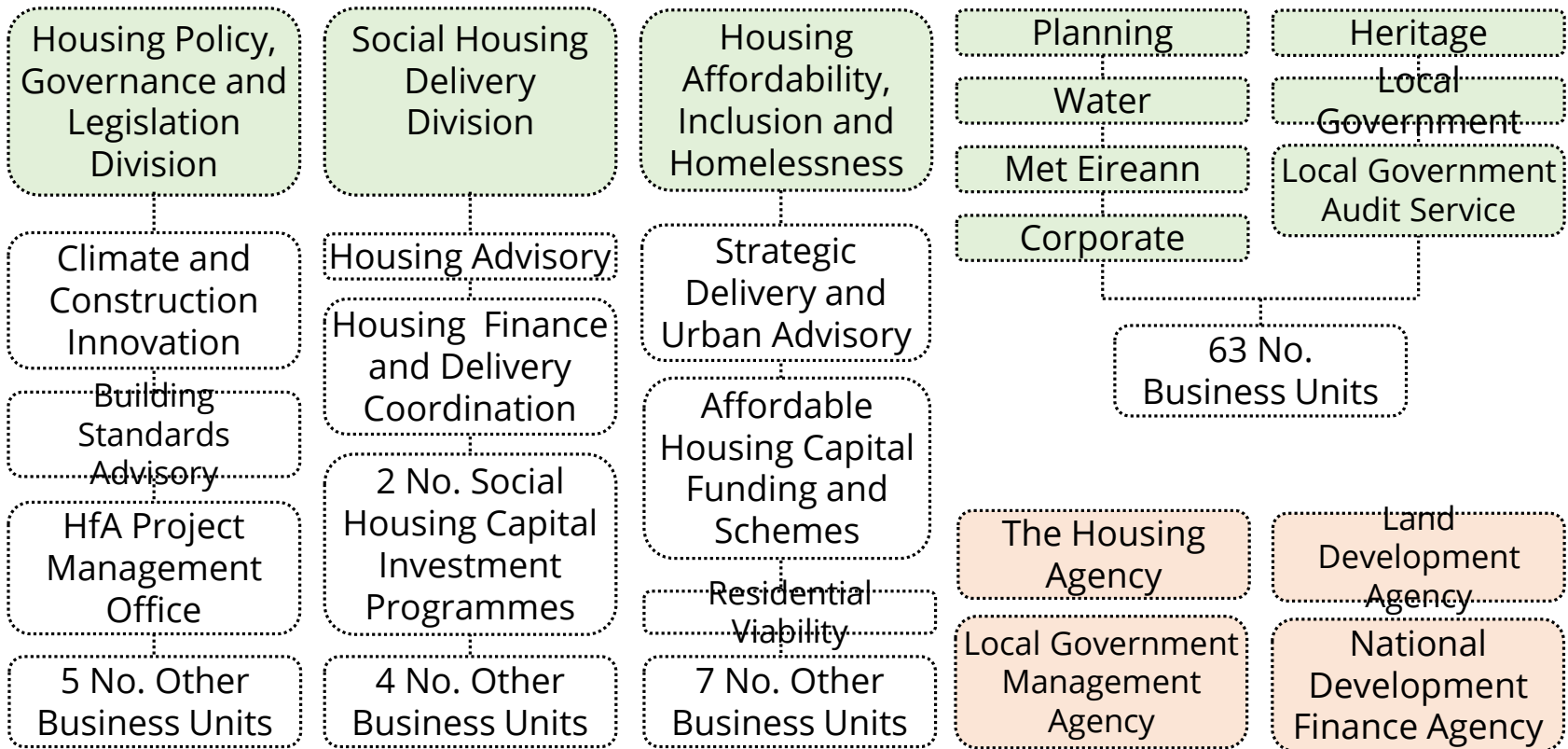
- **€100M fund** in Dec 2022 to write-off of LA **Land Legacy Debts**
- Some **exemptions from Part 8** Planning Process
- Commitment from LAs to be **on site by end of 2024**
- Commitment to procure projects utilising HA procurement **guidance** published April 2023
- **30+ sites, 1500+ dwellings in 13 LAs** being progressed



Themes and Activities

| | | |
|---|---|---|
| 1 | Development and further roll out of procurement approaches enabling MMC | Initial focus on Accelerated Social Housing Delivery initiative through LAs; Extend 'Design and Build'; Expert support for LAs; Design standardisation; Pilot project on volumetric/3D; Training for procurers |
| 2 | Regulation and standards | MMC upskilling for Prof bodies, Build Control; Promote, strengthen Agrément; track, engage on int'l standards dev., testing; Dialogue on innovation in housing (incl. Construction Sector Group; planned IDG on timber/CLT) |
| 3 | Capital, finance & insurance | Encourage schemes such as Growth and Sustainability Loan Scheme (SBCI) |
| 4 | MMC skills development | Accelerate re-skilling; consolidate and promote training info; Action plan on MMC skills needs (re EGFSN) |
| 5 | Industry competitiveness & capacity | Promote & grow industry engagement with Built to Innovate; Roll out of targeted leadership development training; Research |
| 6 | Policy execution, collaboration | Continued MMC LIG oversight; Industry engagement; publish MMC info booklet |

DHLGH Divisions, Units & Agencies - HfA Construction Innovation Expertise



SME Digital Acceleration Series

CitA

Thank you

Éadaoin Ní Fhearghail

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