

Attendees:

Ian Heptonstall (Supply Chain Sustainability School), Naomi Pratt (SCSS); Ken Davie (SCSS/Buildoffsite); David Lawrence (ISG); Nigel Fraser (Buildoffsite); Kevin Morrissey (HE Simm); Jodie Follett (Saint Gobain); Graham Cleland (Countryside); Matt Badger (Environment Agency); Anne Watson (McAvoy Group); Mark Stokes (Amco Giffen); Kevin Dundas (Willmott Dixon); Mark Southgate (MOBIE); Mark Worrall (BBI Services); Lauren Arthur (Saint Gobain); Andy Batterham (Ibstock); Charlotte Haddow (Willmott Dixon); Stefan Jastak (National Highways); Rory Bergin (HTA Design); Zoe Reeve (MoD)

Apologies: Jim Taylor-Rose (Taylor Woodrow); Jez Sweetland (BHF); Hannah Luckhurst (Onsite Support); Jessie Wilde (BHF); Helen Harrison (PCE); John Bowden (Keepmoat); James Cowell (Algeco); Charlie Hargreaves (Wates); Martin Turner (CITB); David Emery (SCSS); Amy Twist (Countryside); John Handscomb (Akerlof)

1. Introductions and notes of last meeting

IH introduced the meeting and new attendees introduced themselves. Everyone was happy with the notes from last meeting.

Action updates from last meeting:

- Check that all the questions are worded correctly to make sure the distinction is there between personal and organisational assessment – completed and live
- Find out if it is possible to download a report detailing which training sessions colleagues have been attending (School) – we are currently working to get this added to the resource accessed (internal) report with the developers.
- Check marketing on the workshop catalogue (School) – it gets included in the Partner newsletter and also updated in the Partner pack every quarter.

2. Performance update

2a. KPIs and training

Naomi shared update on performance to KPIs and training session feedback so far this FY (see slides). We are on track or exceeding all targets except for company assessments and learning pathway enrolments. Training feedback has been good.

Action: NP to publicise the launch of the new individual assessment and remind members of the learning pathways

We've also been running value toolkit workshops for commercial professionals and the supply chain which are available to all. The next sessions will take place on the 16th, 22nd and 23rd September, places can be booked on the School website.

We will be at Offsite Expo (20th-21st Sept) on stand G15 and discussing the social value report at the Spotlight on Offsite Theatre, 20th Sept 16:00-16:45. Dave Emery will also be participating in the training, skills and innovation panel at 10:00 on the 20th.

Upcoming sessions :

- [Launch of the Social Value report](#), 27th Sept 1-3:30 PM
- [Offsite for Site Managers](#), 11th Oct 1:30-4:30 PM
- [Accelerating the uptake of Design for Manufacture and Assembly](#), 19th Oct 2-4 PM

Action: all to share links with interested colleagues

2b. Social value report

Our report 'Delivering social value through offsite construction' is in the final stages of development following peer review by 12 individuals.

Naomi walked attendees through the report, with the key messages being the importance of early agreement of the geographical boundaries for social value creation, and the need to build a more solid evidence base for some of offsite's social value benefits. Some of the key benefits are the ability to embed social value into design with improved community engagement, reducing embodied carbon, and minimising disruption and pollution around the development site.

We will launch the report formally at an online Business Bytes on the 27th Sept, 1:00-3:30pm, with panels discussing local v regional social value, measurement, and exemplary projects.

3. Carbon and offsite

3a. Comparative carbon study presentation – Rory Bergin, HTA Design

Rory discussed the recent academic study looking at embodied carbon in two residential developments The Valentine and Ten Degrees: <https://www.hta.co.uk/news-description/modular-construction-cuts-carbon-emissions-academic-study-finds>

Some key points:

- Sometimes making facades offsite can sometimes add weight and carbon – they chose to make these onsite for the Valentine
- The report uses actual quantities of materials and emissions factors, rather than estimated, which is relatively unusual in the sector. Average database emissions factors were used rather than data from the suppliers
- The benchmarks used were actual designs of the buildings which were initially traditional
- Greatest savings can be found in the foundations and core, savings were greater for the Valentine due to this
- The Valentine used a thin, more efficient concrete slab and efficient, highly engineered steel frame
- Aluminium in cladding had a high embodied carbon impact – important role for architects to look at this as they are close to these decisions
- A design assessment of the embodied carbon was not made in this case but HTA have found that generic tools tend to give higher results than the reality – need to find a way to feed real data back into tools
- Although performance data has not been collected yet anecdotally the buildings are performing well and there are building management systems in place
- Future work is planned, looking at similar volumetric systems and utilising the low carbon concrete routemap

Problems were discussed in regard to fire safety – this is not just an issue for timber but also any system, especially where they are not fully tested. It also applies to alternative systems such as glass reinforced plastic.

GC mentioned that Unite used to collect performance data across modular and traditional estates and found 20% less energy costs and 50% less FM costs for modular – this is not published so would be worth approaching them during research for upcoming project. HTA know there was no performance gap for Hanham Hall. Saint Gobain built a sample house at Nottingham university so probably have some data too.

Actions:

- SCSS to follow up on these leads to contribute towards upcoming carbon report

- RB to send slides to include in SCSS training sessions

3b. Group discussion: whole life carbon and offsite

Following the launch of the social value report, our next focus of work for the year will be a report on carbon and offsite construction. The group discussed their experiences setting targets and managing carbon in their organisations, with ideas collected on [this Mural board](#).

Net zero targets

- There was a combination of 2030s, 2045, 2050 target years
- Challenges for achieving these included: a large proportion of traditional elements being used within systems; cladding with masonry and brick waste, carbon intensive foundations, a diverse supply chain complicating data collection, business survival taking priority

Measurement

- Embodied carbon is being measured by Saint Gobain and the Environment Agency
- EA are developing in-house carbon management tools and demonstrating impressive reductions on flagship projects but finding resources to apply to smaller projects is difficult. They give the designers time to make most carbon efficient designs, and are specifying low carbon materials for certain asset types
- SG have brought in a carbon fund for colleagues to submit ideas to reduce carbon
- National Highways are creating an estimating and recording tool and working with the supply chain on pas2080

Whole life carbon

We intend to use the RICS modules to structure the research and guidance. Modules A, B are clearly useful but how much information is there going to be on modules C and D?

- Suggestion to assess and focus on the modules which are the hotspots and which we are the worst at measuring
- Reference to the strength of offsite in designing for adaptability
- Buildoffsite guide for [designing for sustainable resilience in precast concrete](#) will be useful
- Point that it is difficult to access source data from manufacturers
- Consider the design stage as part of the whole life of the asset as well?
- Have any developments been made using the test builds at BRE or Salford? To follow up on during research

The financial sector are looking at their scope 3 emissions which includes projects which they fund and insure. This will add an additional driver to set out carbon strategies and achieve carbon reductions – a topic for ongoing discussions.

Actions:

- SCSS to utilise these ideas for carbon report
- Attendees and non-attendees to add additional ideas and points to the mural board

4. Group discussion: company assessment

Rather than looking at knowledge, partners want to look at capability for the company assessment. We intend to adapt the question set for this purpose for Offsite, with the help of a small subgroup to develop a first draft of this over the next couple of months. The group agreed this was a good project to invest time in.

Actions:

Offsite Leadership Group Meeting

14.9.22



- Let the School team know if you would be able to participate in this subgroup and we will set up an initial meeting
- Ian to send the current company assessment question spreadsheet to Mark Stokes

5. AOB and date of next meeting

7th December, 10:00-12:00, Zoom