



SFT Outcomes 2021/22

Demonstrating progress with impact

PRIMARY OUTCOME

06

INNOVATIVE CONSTRUCTION INDUSTRY WITH INCREASED PRODUCTIVITY, HIGH-QUALITY AND FAIR WORK

SECONDARY OUTCOMES

05 10



Modern methods of construction delivering on net zero agenda for housing



Offsite manufacturing in the construction sector is not new – in fact you can find it was first used over 100 years ago after the First World War.

Back then the construction industry was affected by major shortages of skilled labour and building materials - both having been diverted into the war effort. The result was an acute shortage of housing. This shortage stimulated a search for modern methods of construction (MMC) that would help alleviate this problem.

While then it was used to help deliver more homes due to materials shortage, today MMC are helping deliver net zero homes and improved quality.

Our Improving Delivery Team is working with The City of Edinburgh Council (CEC) on a number of projects looking at enabling greater use of offsite construction as part of a new business model for the delivery of new affordable homes.

06

**INNOVATIVE CONSTRUCTION
INDUSTRY WITH INCREASED
PRODUCTIVITY, HIGH-QUALITY
AND FAIR WORK**

The Team has engaged with a range of stakeholders including Scottish Government, local authorities, registered social landlords, innovation centre, industry and academia through the Edinburgh Home Demonstrator (EHD) programme to develop a new delivery model for the offsite construction of net zero ready affordable homes.

Working with partners, the Team are delivering five EHD workstreams that cover:

- Demand-led analysis
- Net zero design
- New procurement models
- Whole life performance and
- Pilot projects

The Improving Delivery Team lead the new procurement model workstream for housing within the South East Region.

Pilot project 1 focuses on performance monitoring of new build affordable homes at the design, construction and

occupancy stages through study and reporting by Napier University with technical support from the Improving Delivery Team that saw construction start on site in April 2022.

Pilot project 2 looks to test the design and delivery of housing typologies along with a design and performance standard through collaboration with industry. The Improving Delivery Team provided technical support around development of the standard as well as specialist advice on a strategic investment brief as part of project procurement. A contractor was appointed by CEC to partner the project which allowed pre-construction to start in February 2022.

Pilot project 3 aims to bundle sites within the South East Scotland city region using a suite of developed house designs established in pilots 1 and 2 to develop and deliver a new collaborative procurement model. SFT's Team engaged with the six south east local authorities (CEC, Midlothian Council, East Lothian Council, West Lothian Council, Borders Council and Fife Council) and registered social landlords and formed the South East Partners Forum to create a pipeline of sites for Pilot 3 in March 2022.

