



Modular Off Site Construction

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All about Modular construction



- An introduction to modular / offsite construction.
- Who are Ashley House and F1 Modular?
- How we work in Wales and the rest of the UK.
- The benefits of modular:
 - Quality and efficiency
 - Time
 - Value
- Example schemes.



Modular can play real part in provision of housing



- Modern Methods of Construction currently receiving significant positive press.
- Significant part it can play in the housing crisis.
- UK builds c.7.5% of its houses / flats using MMC versus:
 - 20% in Germany
 - 15% in Japan
 - 84% in Sweden
- UK Government will favour offsite manufacturing on all publically funded construction projects from 2019.
- Welsh Government very supportive:
 - Social Housing Grants Innovation Fund.
 - Innovative Homes Programme.



2017 White Paper 'Fixing housing market'

"We will diversify the housing market, opening it up to smaller builders and those who embrace innovative and efficient methods"

"We will boost productivity, innovation, sustainability and skills by encouraging modern methods of construction in housebuilding"

Ashley House and F1 Modular are leaders in their fields



- Ashley House plc is an AIM listed leading Housing and Health Property Partner working with providers and commissioners in the public, private and community sectors. Completing more than 300 projects in the last 28 years, Ashley House is a founding member of the Social Stock exchange.
- Originally established in 1986, F1 Modular delivers high quality, energy efficient affordable housing, extra care accommodation, school classrooms, hotels, retail units etc.



F1M is a leading Welsh modular construction business



- F1 Modular operates from an 70,000 square feet factory on an eight acre site in Newtown, Powys.
- Announced as one of the Top Ten most innovative Welsh construction companies in a new initiative in association with Construction Futures Wales.
- F1 Modular currently employs 93 staff in Newtown including eight apprentices.
- Largest scheme to date is for Linc Cymru & Rhondda Cynon Taf Council in Aberdare, part funded by Welsh Government's Innovative Homes Programme.
- F1 Modular has recently delivered a social housing scheme for Grŵp Cynefin.
- Working with local suppliers, such as Dyfed Steels and Boys & Boden and employing local subcontractors for groundworks.



F1 Modular is a leading manufacturer and innovator of high performance off-site fabricated modular buildings



- Our dedicated team of experts allows us to offer a full solution, undertaking:
 - detailed design
 - off-site construction
 - installation / crange
 - manufacturing drawings
 - transportation
 - full-commissioning works.
- Construction is via 16 stage production line with each module moving one station each day.



The choice is yours



We offer three options:

- i. Ex works / modules only
- ii. Delivery & install
- iii. Full turn key

In three F1 Modular systems:

- i. Steel-Clad Building System
- ii. Timber System
- iii. Engineered Steel Frame System



Providing affordable housing, schools, retail units etc



- F1 Modular provides affordable housing to the public sector, through agreements with Local Authorities and Registered Providers to help meet housing shortages.
- F1 Modular has a growing pipeline with approvals on two Local Authority frameworks and the ESFA schools framework.
- Ashley House & F1 Modular approved on LHC's NH2 framework for Modular Housing.
- Current activity includes:
 - 40 apartment extra care scheme for Linc Cymru and Rhondda Cynon Taf Council being delivered in Aberdare
 - A care home for severely disabled young adults for Ashley House
 - School classrooms provided under the ESFA framework
 - A flow of work of retail pods including Autoglass, Costa Coffee & Greggs.



Units are fully fitted before they leave the factory



- Full second fix electrics, carpeted, decorated and appliances installed.
- Usually with efficient electrical heating.
- Full guarantees in place.



Modular offers savings and efficiency on site



- Modular construction is well suited to operational environments by minimising disruption & accelerating build programmes.
- Reductions in the number of deliveries to site, health & safety on site, weather dependency & waste.
- Significantly reduces costs of preliminary items, method statements etc.
- Costings depend on many factors but standardisation & scale drives efficiencies
- Housing units are normally:
 - Fully completed internally with fitted kitchens and bathrooms.
 - Have electrics, plumbing and glazing in place and are fully internally decorated.
 - Needing minimal site commissioning before being ready for occupation.
 - External finishing such as brick or roofing is added on site.



F1M is Tried, Tested and Trusted.



- F1 Modular can challenge fuel poverty as quality and energy efficiency are excellent.
- Systems meet 2015 Building Regs. Housing delivered to Code 2015 L1A Elemental values.
- Ongoing repairs & maintenance are generally 15% less than traditionally built housing with annual energy and heating costs up to 40% less.
- Full 60 year CML (Council of Mortgage Lenders) accreditation & guaranteed min 60 year life.
- LABC and Premier Guarantee approval for both Timber and Steel frame systems.
- NHBC / Steel Construction Institute (SCI) system approval for Steel Frame system
- Both F1 Modular & Ashley House have ISO 9001 & ISO 14001 accreditation
- BOPAS registered; Acclaim Silver Accreditation; BBA Cert; Considerate Constructor; BREEAM; Constructionline member



Recently delivered: Corwen for Grŵp Cynefin



- Two, two bedroom homes for Grŵp Cynefin
- Cynwyd near Corwen, Denbighshire.
- In partnership with the Welsh Government's innovative homes programme.



On site: Linc Cymru extra care, Aberaman, Aberdare

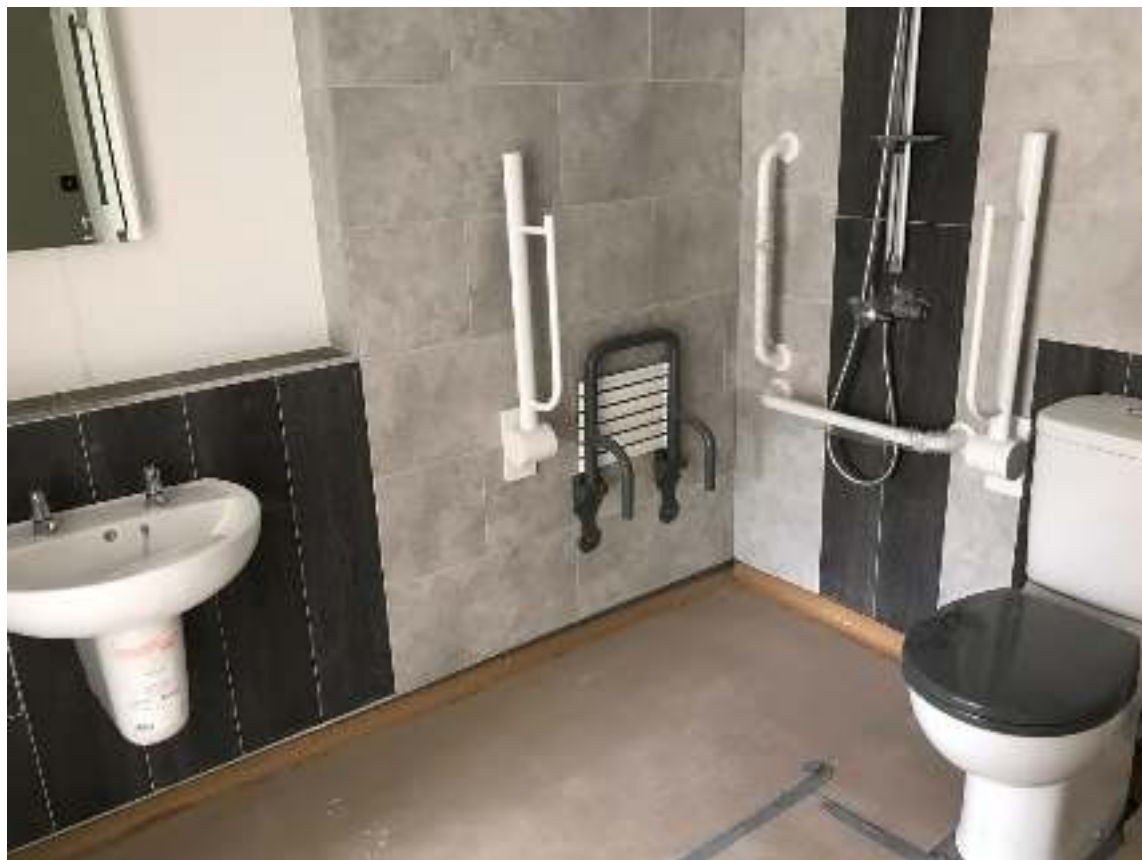
- 40 extra care apartments; 94 room modules, corridor cassettes & works on site.
- Client is Linc Cymru and Rhondda Cynon Taf Council.
- Funded by Linc supported by Welsh Government's Innovative Homes Programme.



On site: Linc Cymru extra care, Aberaman, Aberdare



On site: Linc Cymru extra care, Aberaman, Aberdare



Our Vision.



- To build a future that will transform how people live and work by creating positive affordable, inclusive living and work places.
- To provide sustainable and smart products that are kind to the environment and help to reduce energy demand.
- To respect and serve the communities in which we live and work.

To find out more visit our website www.f1modular.co.uk or come along to our Newtown factory to see for yourself.

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Thank you



Any Questions?!

