

Response to individual Scrutiny recommendations (Modern Methods of Construction)

Recommendation	Officer Recommendation (Accepted/ Rejected/ Deferred)	Rationale for Officer Recommendation (detailing proposed action if accepted, rationale for rejection, and why and when issue will be reconsidered if deferred)	Officer Responsible	Action by (Date)
<p>1. That consideration of any learning points identified as part of the Council's MMC pilot schemes be used to inform any future MMC housing projects.</p>	<p>Accepted</p>	<p>Cabinet approved a pilot project to deliver 12 bungalows using MMC, on 4th February 2019. The Strategic Housing and Development Service is committed to ensuring learning points are captured in a comprehensive report following completion of the units, and the lessons learned will be used to decide whether to deliver further MMC projects.</p> <p>The Council has also committed to share learning from this pilot with other housing providers in the Sheffield City Region (SCR), as part of the conditions of the grant contribution from the SCR Housing Fund</p> <p>The post-completion 'lessons learned' report will focus on the following key areas;</p> <ul style="list-style-type: none"> • Benchmarking MMC against traditional build in terms of build cost, speed of construction, quality, energy efficiency and ongoing maintenance costs • Evaluation of the most appropriate construction methods and quality assurance scheme(s) for different types of sites • Customer experience of living in the property and customer demand for the product 	<p>Jane Davies, Head of Strategic Housing and Development Service</p>	<p>Quarterly monitoring from Dec 19</p> <p>Lessons learned report 2020</p>

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2. That the Housing Service develops a pilot project of up to ten pods at various locations throughout the borough.	Deferred	Further work is required to understand how pods could support housing needs, the most appropriate locations and how this investment would fit within the overall Housing Strategy and investment plan before commencing a pilot. The Council are currently considering options around a pilot of single persons accommodation. If this is viable it is likely that a further Cabinet decision would be required in order to progress development.	Jane Davies, Head of Strategic Housing and Development Service	N/A
3. A pilot project of five MMC homes for families to be developed.	Deferred	<p>If the current MMC pilot is successful, based on the criteria set out in recommendation 1 rationale, consideration will be given to whether MMC can play a role in other housing development projects.</p> <p>The Council are currently considering options around a pilot of single persons accommodation. If this is viable it is likely that a further Cabinet decision would be required in order to progress development.</p>	Jane Davies, Head of Strategic Housing and Development Service	2021/22
4. Develop the option of various energy packages in the MMC properties e.g. solar power and high energy efficiency measures for residents of the borough whether in social or private rented accommodation.	Rejected	<p>For the MMC bungalows pilot, the specification to be adhered to ensures high levels of insulation and airtightness through a 'fabric first' approach. As energy efficiency is embedded in the design, separate energy efficiency options were not specified.</p> <p>However, a review of the energy costs will be undertaken by liaising with the tenants of the MMC</p>	Jane Davies, Head of Strategic Housing and Development Service	Ongoing

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		<p>bungalows from the point of sign up, and comparing with traditionally built properties. These findings will be included in the lessons learned report.</p> <p>The Strategic Housing and Development Service and Contracts, Investment and Compliance Service will continue to identify opportunities to implement energy efficiency measures in existing stock.</p>		
5. That each individual MMC property is monitored to demonstrate capital cost and repairs/maintenance costs over a set period of time to allow practical comparison with traditional built homes.	Accepted	This will be analysed on an ongoing basis.	Jane Davies, Head of Strategic Housing and Development Service	From Dec 2019