



Rialtas na hÉireann
Government of Ireland

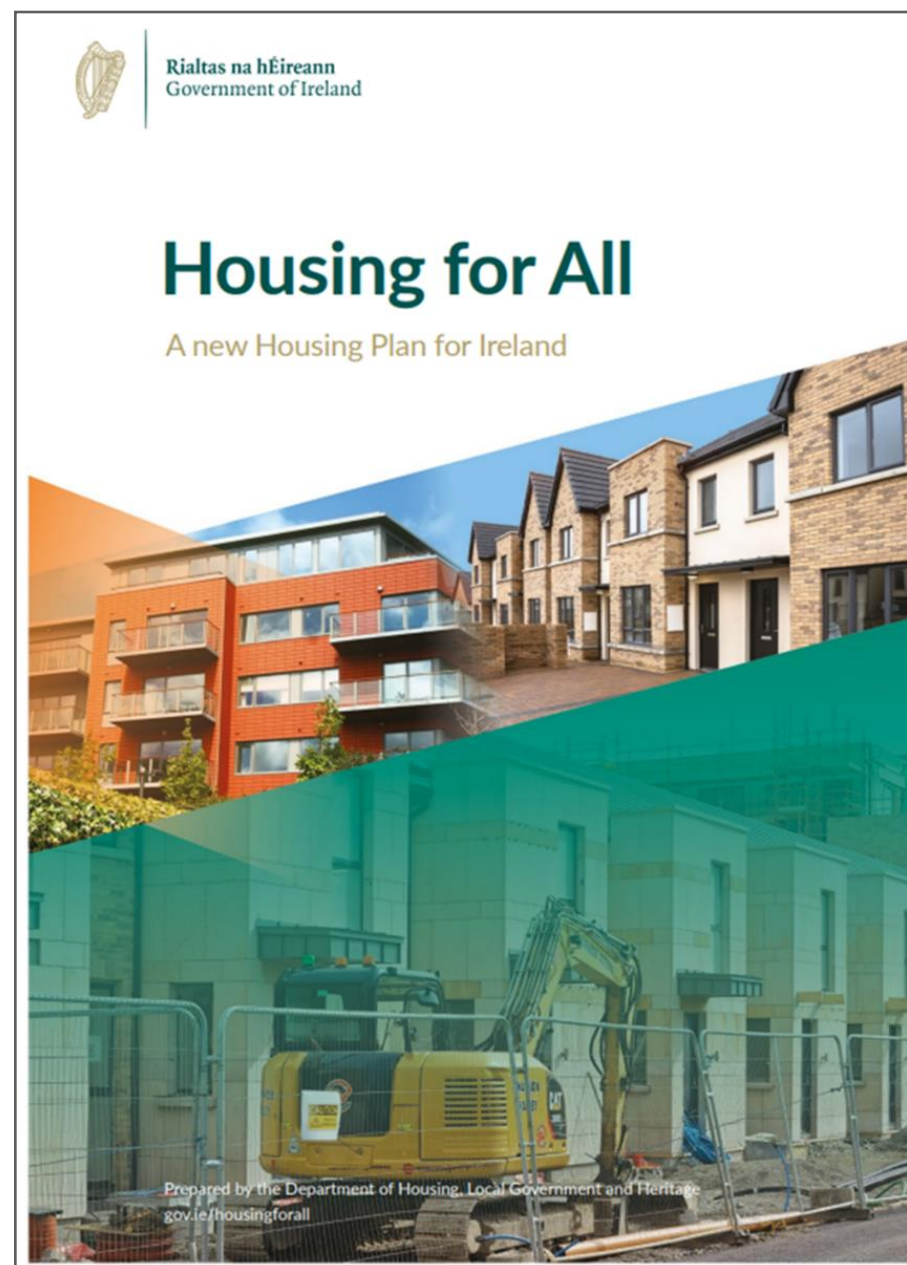
Government Leadership, Housing for All & Modern Methods of Construction (MMC)

MMC Ireland Conference

11th March 2025

Climate & Construction Innovation Unit
Department of Housing, Local Government & Heritage (DHLGH)
eadaoin.nifhearghail@housing.gov.ie

Government's Housing for All Plan



*Aim is 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’.*

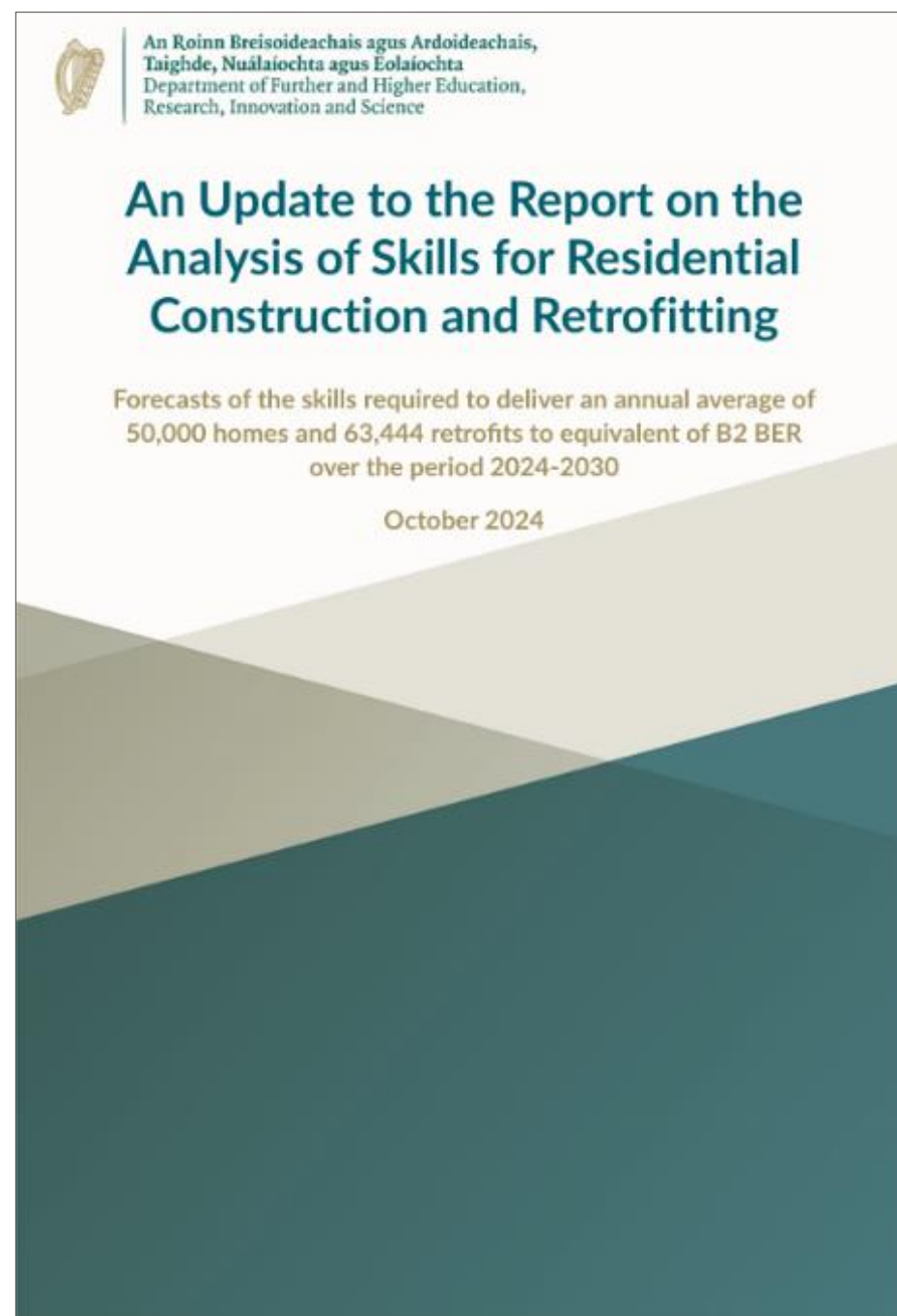
- All of Government plan (2021) led by Department of Taoiseach
- 2025-2030 – target of **303,000** new homes
- 2025 - **€6 billion** capital investment
- Housing for All identifies MMC as ‘a *key measure to boost productivity & reduce construction cost in housing delivery*’.
- Housing sector accounts for about half of total value of construction sector and about half the labour force work in housing sector.

MMC Leadership & Governance



- **HfA Industry Capability Working Group (2021-) (DFHERIS Chair)**
Focus on leading initiatives on innovation and productivity, skills and capacity, enterprise support, standards and compliance, and sectoral engagement. Reports to CCH.
- **MMC Leadership & Integration Group (LIG) (2022-) (DETE Chair)**
Focus on productivity and innovation challenges identified in HfA and provides oversight and direction to related MMC Actions and development and oversight of MMC Roadmap. Reports to the Industry Capability Group.
- **Construction Sector Group (2018-) & Digital Adoption & Innovation Subgroup (2020-) (DPENDR Chairs)**
Industry-Government forum with focus on the delivery of infrastructure. Reports to Minister.
- **Timber in Construction Steering Group (2023-2025) (DAFM Chair)**
Focus on increasing the cross-sectoral use of timber in construction with 5 thematic working groups. Reports to Minister.

Construction Challenges



Construction Labour Force

- ‘McGrath’ Report Update (2024, DFHERIS)
- Careers in Construction Action Plan (2023, DFHERIS)
- Construction Labour Force Study (2025, DFHERIS, forthcoming)

Productivity & Cost

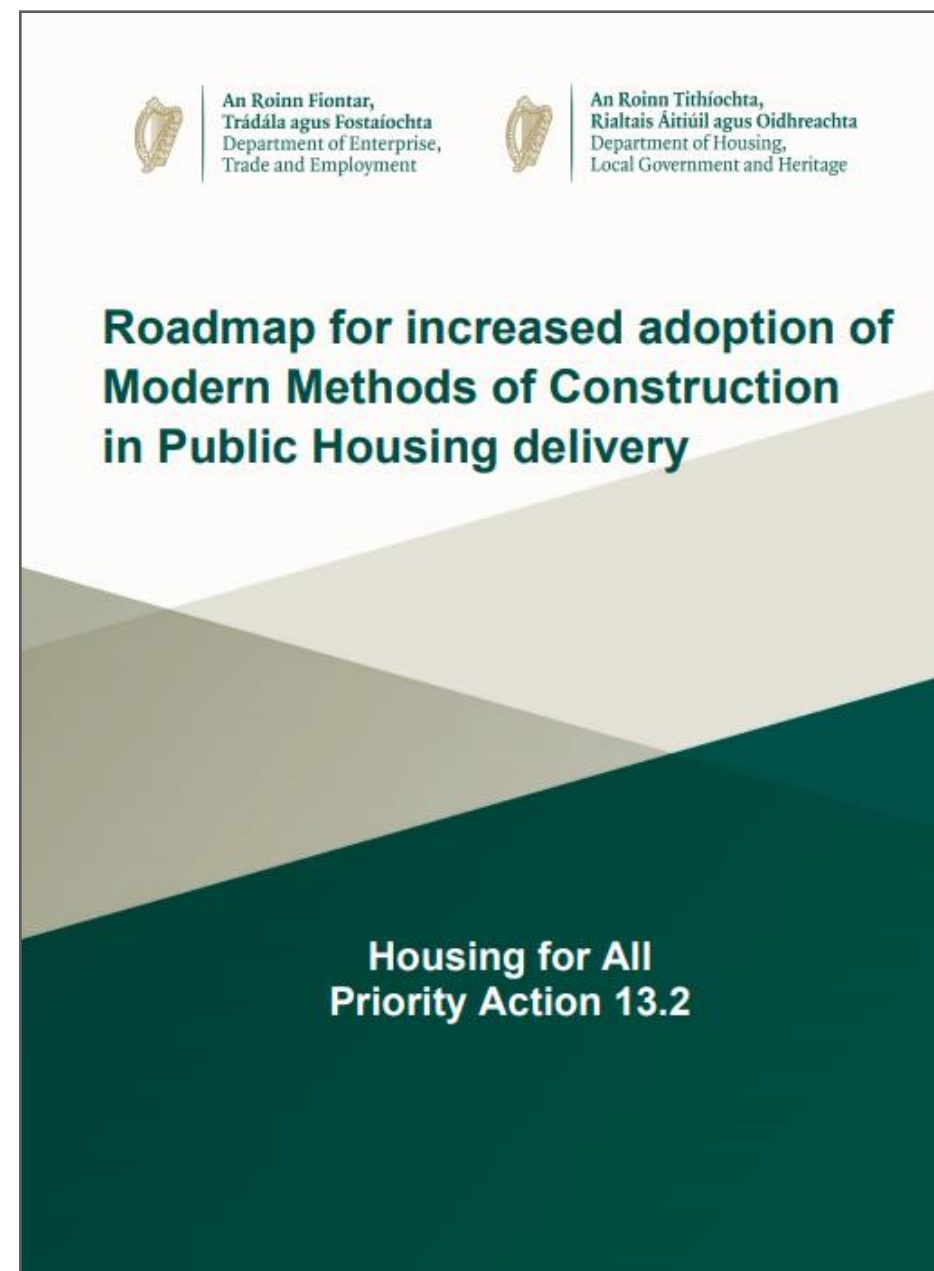
- Build 2024 (2024, DPENDR)
- Total Development Cost Study (2024, DHLGH)

Climate Action

- Climate Action Plan (2024, DECC)
- Energy Performance of Building Directive (2024, EU Directive)
- Procurement guidance for public bodies: Reducing embodied carbon in construction (2024, DETE)

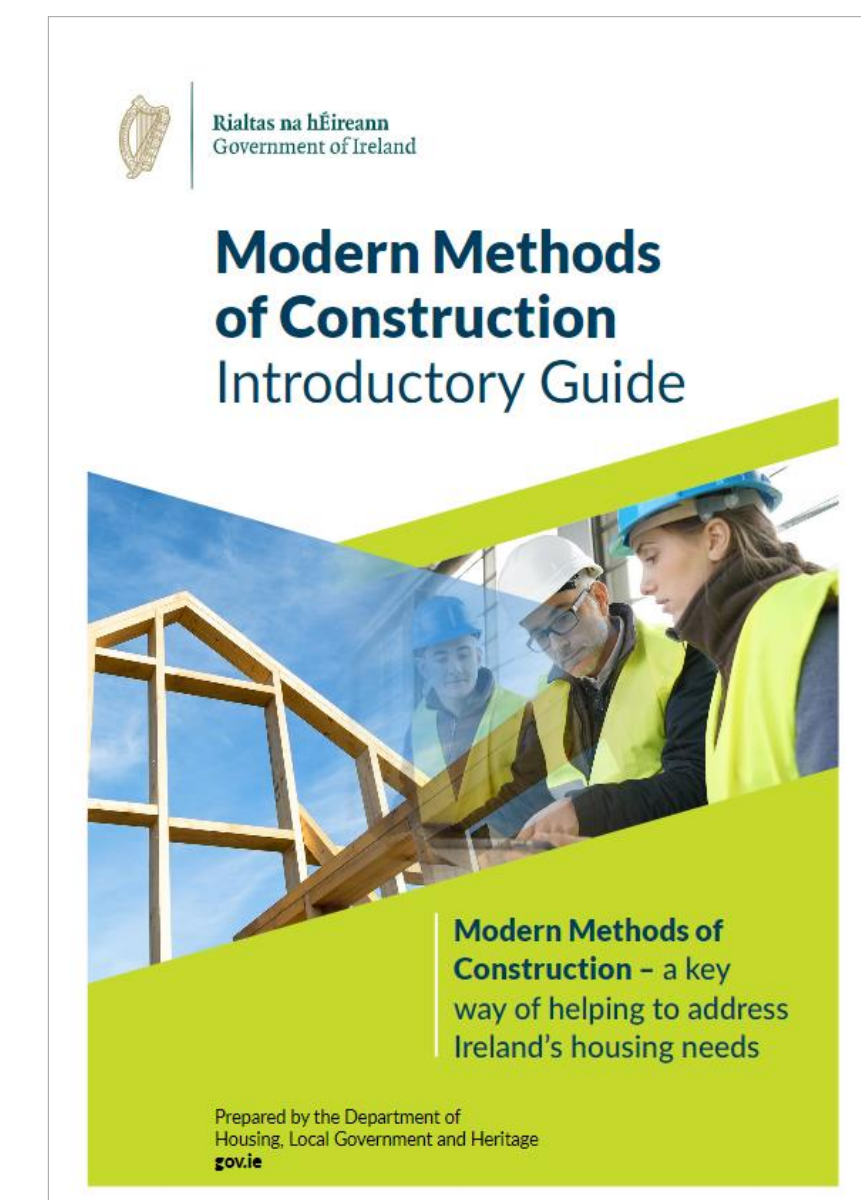


MMC Roadmap



*The Roadmap has and continues to be a live document which has enabled the Government partners to **continue work across the thematic areas** in the context of the Housing for All Plan and through the MMC Leadership and Integration Group. The Programme for Government recommits to growing the role of MMC in housing delivery and in that regard **it is important that the Roadmap continues to have relevance and with strong industry input.***

1. Procurement Approaches
2. Regulations & Standards
3. Capital, Finance & Insurance
4. Skills Development
5. Industry Competitiveness & Capacity
6. Effective Policy Execution & Communication

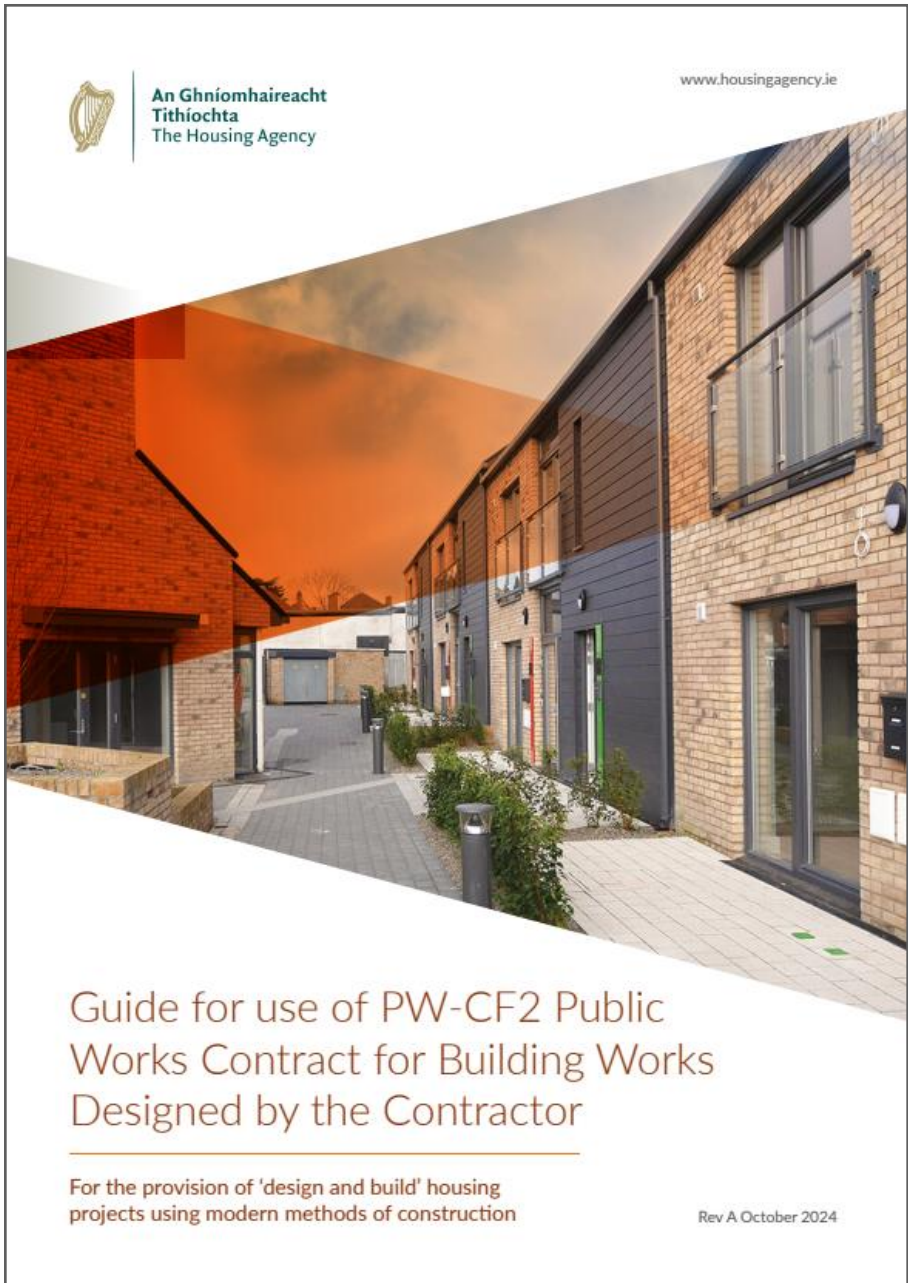


Key MMC Initiatives



- **Social Housing Accelerated Delivery Programme** (DHLGH-LGMA-HA-LAs)
- **Standardisation** (DHLGH-LGMA-HA-LDA-NDFA-Industry)
- **Procurement Study incl. PMV** (DHLGH)
- **ConstructInnovate Housing Research** (DETE-EI-DHLGH-Industry)
- **Built-to-Innovate Initiative incl. Lean** (DETE-EI-Industry)
- **MMC Skills Report & (forthcoming) Action Plan** (EGFSN-DFHERIS)
- **MMC Demonstration Park** (DFHERIS-DETE-DHLGH-SOLAS-LOETB)
- **Timber in Construction** (DAFM-DETE-DHLGH-OPW-UoG-Coillte)
- **MMC Cat 1 (3D Volumetric) Pilot Projects** (DHLGH-LGMA)
- **MMC Skills & Training** (DFHERIS–SOLAS-DHLGH-LGMA-HA-NBCO-Skillnet)
- **MMC Data Dashboard** (DETE-DHLGH-DoT)
- **Build Digital** (DPENDR-TU Dublin)

Social Housing Accelerated Delivery Programme

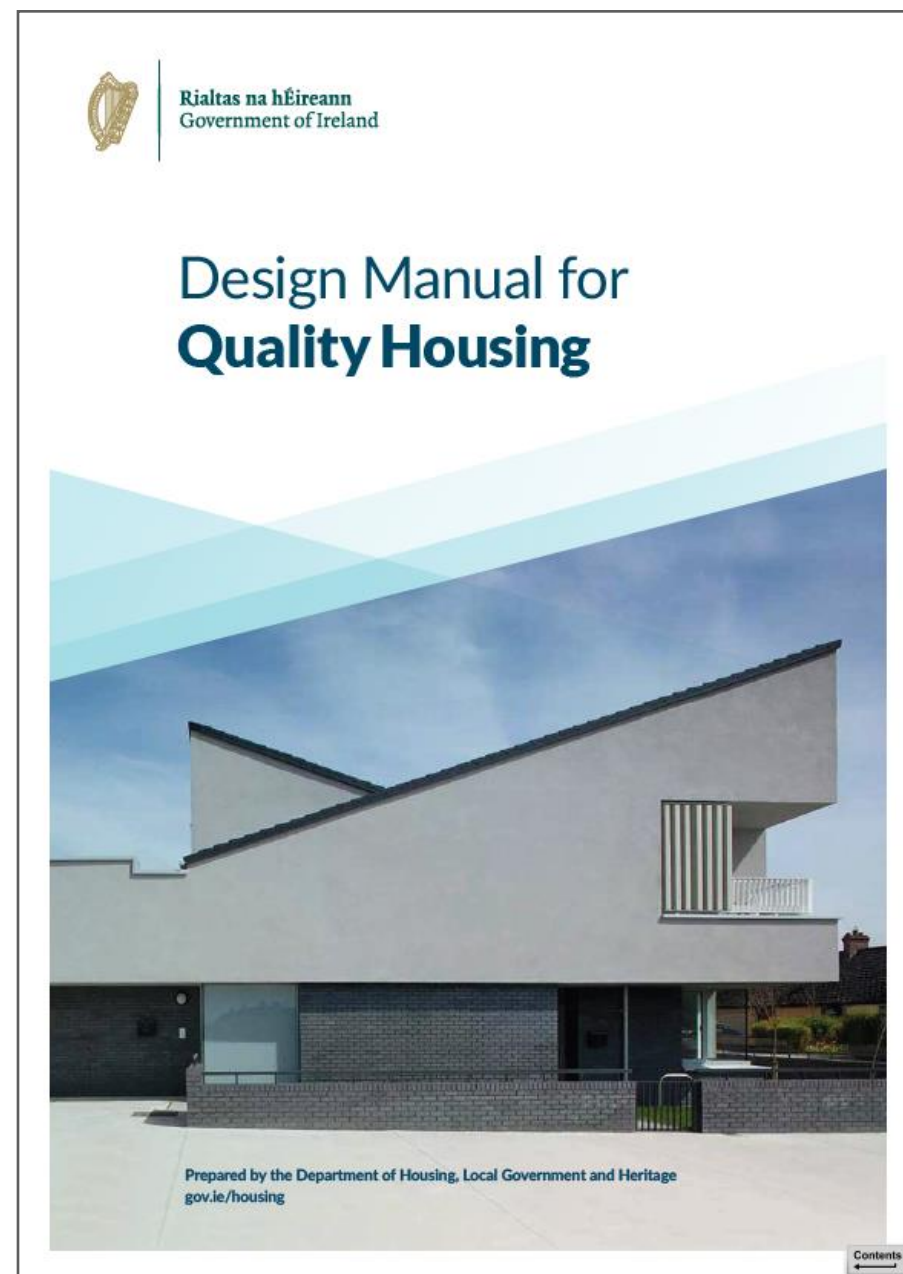


Aim is to **build capacity** in LAs to deliver social housing through **new procurement routes (D&B)** and **enable greater use of MMC**

- DHLGH Social Housing Division, LGMA, The Housing Agency and Local Authorities
- €94M fund for LA land legacy debts
- Commitment to procure using D&B
- **c. 36 sites | + 1800 dwellings | 13 LAs**
- c. 1000 dwellings contracted
- Remainder at or near to tender
- First dwellings due for completion H2 2025
- Updated PW-CF2 Guidance (2024, HA)

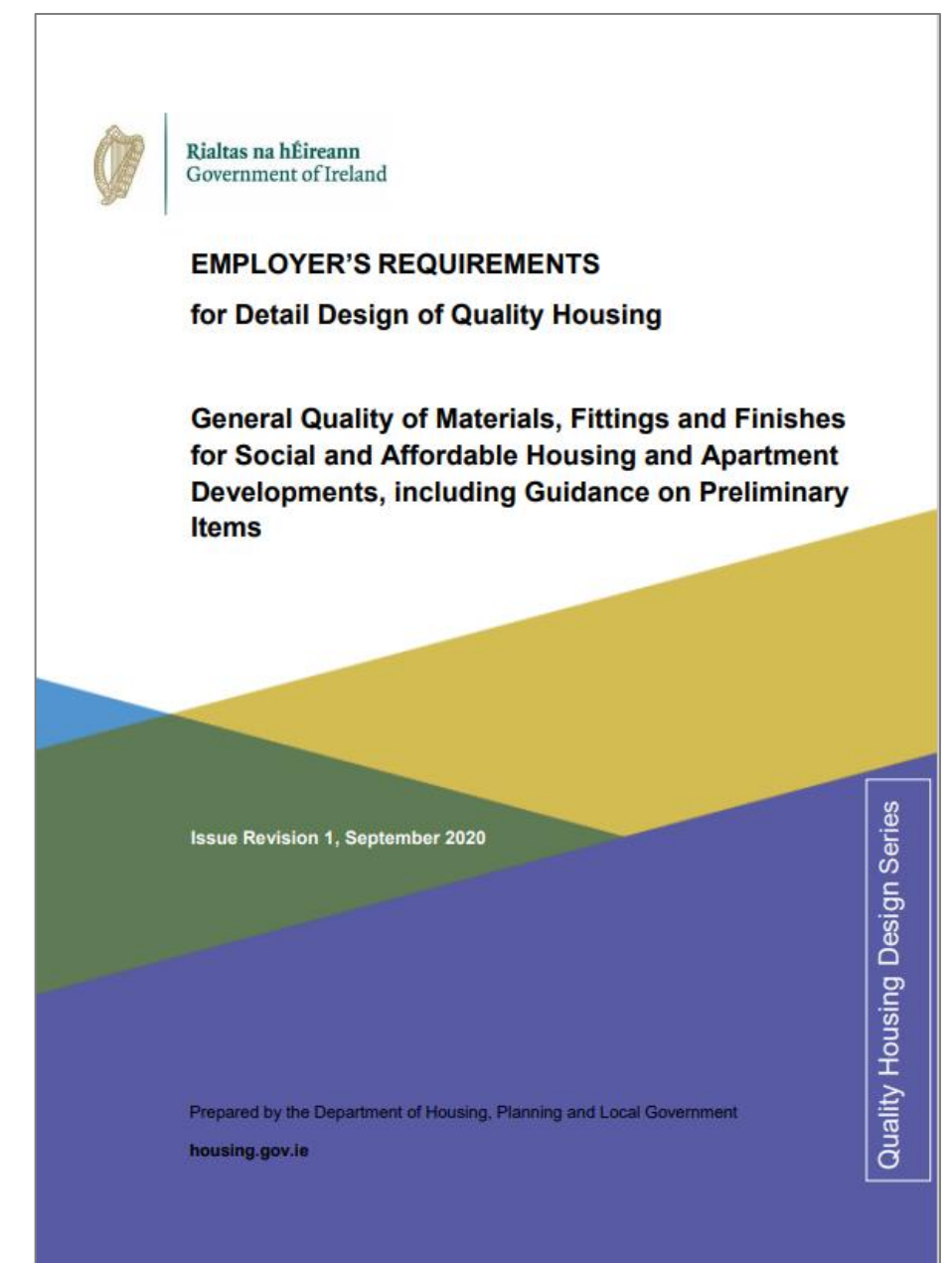
REGIONAL CONTRACTOR FRAMEWORK (OVER €5M)	LEAD LA	INDICATIVE NO. OF UNITS*	NO. OF PROJECTS**
1. Meath, Louth, Westmeath, Cavan, Longford and Monaghan	Meath	c.350	6+
2. Sligo, Galway City, Roscommon, Mayo, Leitrim, Donegal, Galway County	Sligo	c.350	10+
3. Cork County, Kerry	Cork County	c.250	8
4. Limerick, Clare	Limerick	c.20	1+
5. Kilkenny, Waterford, Tipperary, Wexford, Wicklow, Carlow	Kilkenny	c.30	1+
6. Dún Laoghaire Rathdown, Kildare, South Dublin	Dún Laoghaire Rathdown	c.350	4+
Regional Contractor Framework (under €5M)	Westmeath	c.10	1
Standalone	Fingal	c.250	4
Standalone	Cork City	c.250	1
Total			36*

Social Housing Regional Contractor Frameworks



*Aim is to **build capacity and achieve efficiencies** for social housing delivery*

- 4 Regional Contractor Frameworks established: €250-400M each over 4 years
- Frameworks in place / underway for 26 LAs
- Regional roadshows/workshops with each region's LAs
 - Supported by central resources in DHLGH, HA & LGMA
- Standardised Design Guidance available
- **Design Manual for Quality Housing (2022 +, DHLGH)**
- **Employer's Requirements for Detail Design of Quality Housing (2020, DHLGH) (2025 update forthcoming)**



MMC in Public Housing Delivery



Social housing Design-Build data

- Reduced delivery programme (up to 40% improvement)
- Reduced change orders (90 reduced to 10 average per contract)
- Greater cost certainty (Final Accounts + 2-4%)



36 Social Houses & Apts
Greystones, Wicklow CoCo
Cat 2 2D Panellised TF

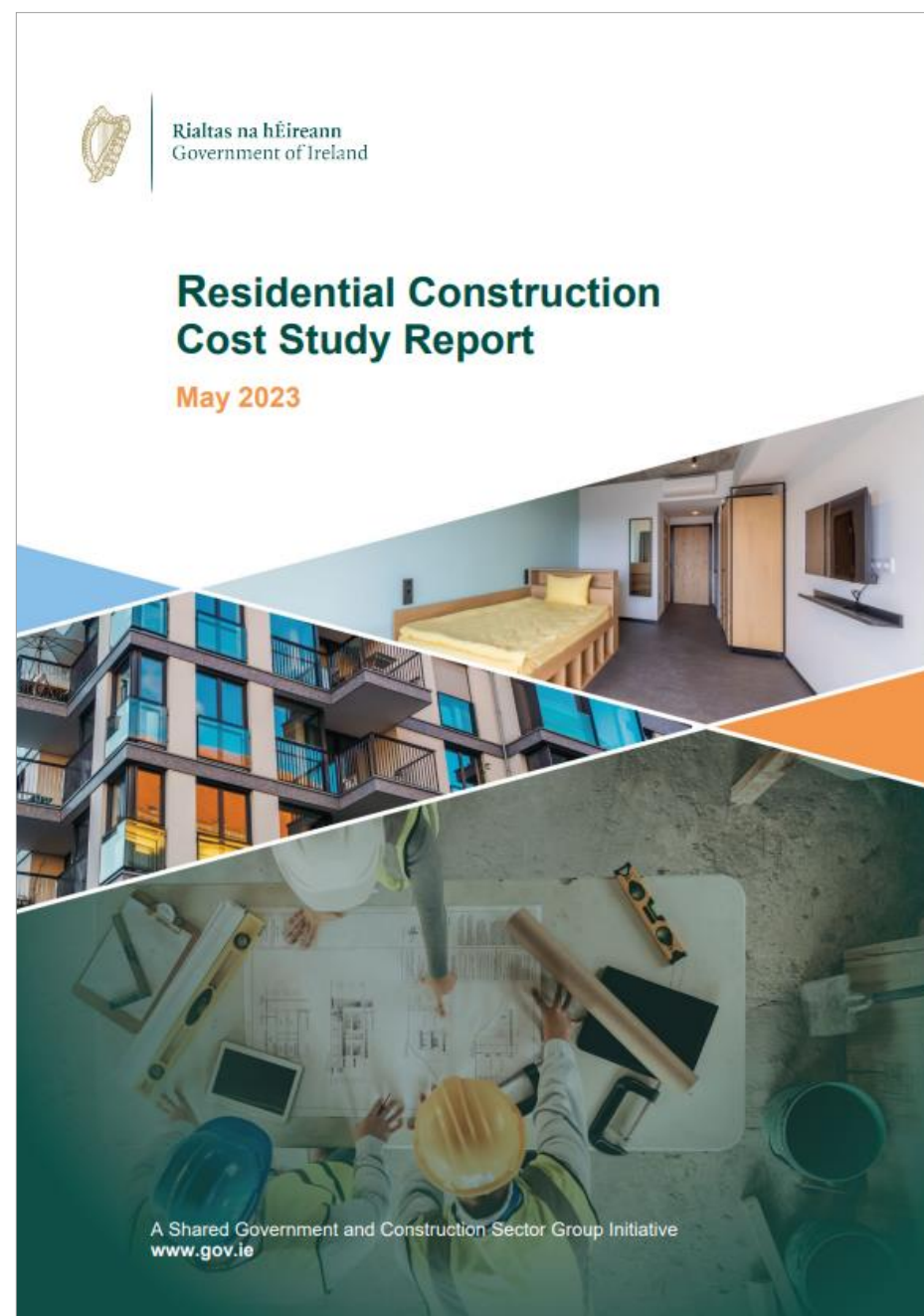


24 Social Houses & Apts
Athlone, Westmeath CoCo
Cat 2 2D Panellised LGSF



133 Cost Rental Apts
Tallaght, South Dublin CoCo
Cat 2 2D Panellised Precast
Cat 5 Bathroom Pods

Cost Studies



Residential Construction Cost Study (2023, CSG & Government)

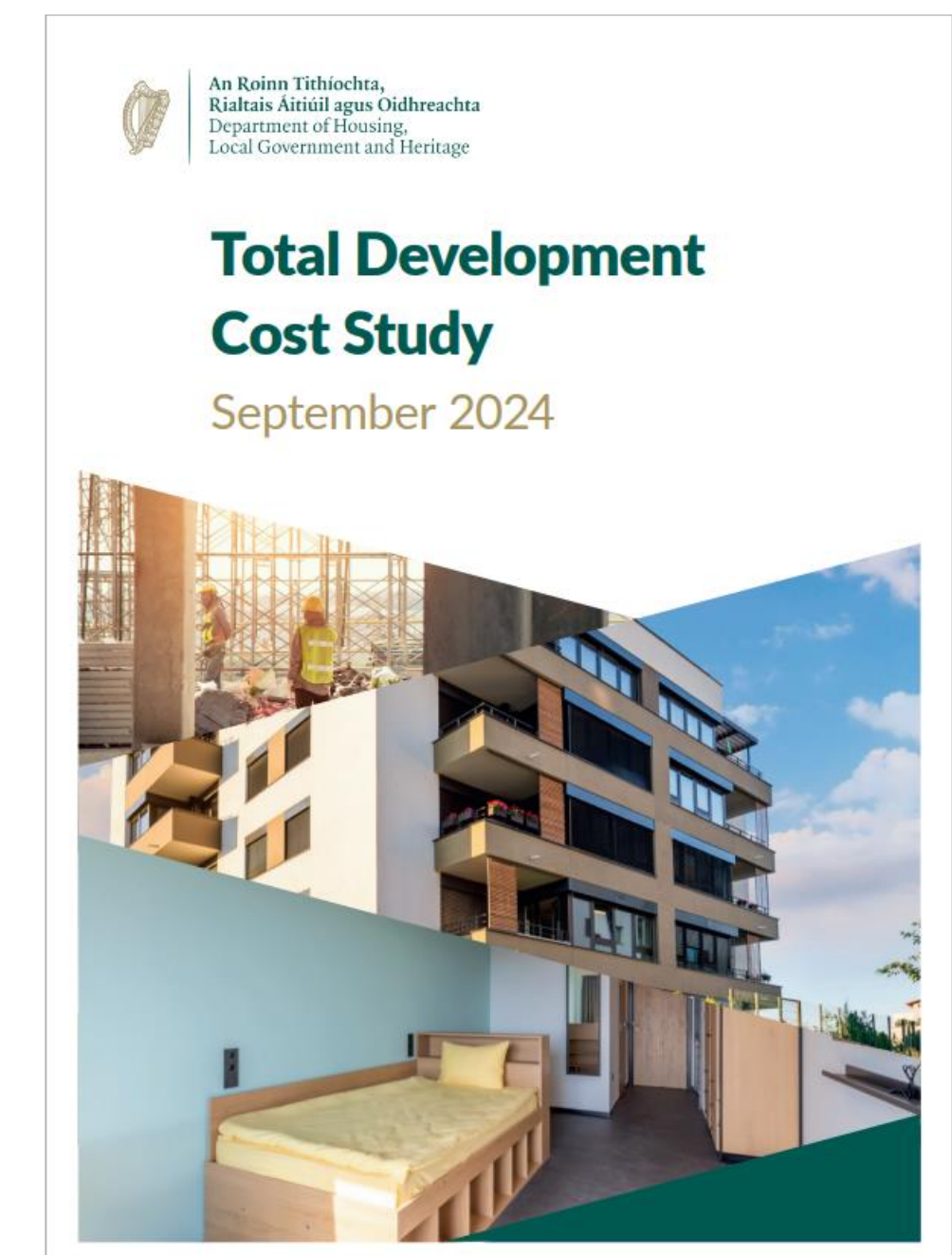
*Aim is to **identify cost reduction opportunities** in construction incl. international comparison*

- Opportunities identified in scope, specification, size, increased standardisation use of MMC & 7 actions were recommended incl.
 - Standardised Design Approaches Study
 - Design Standard for Student Accommodation
 - Total Development Cost Study

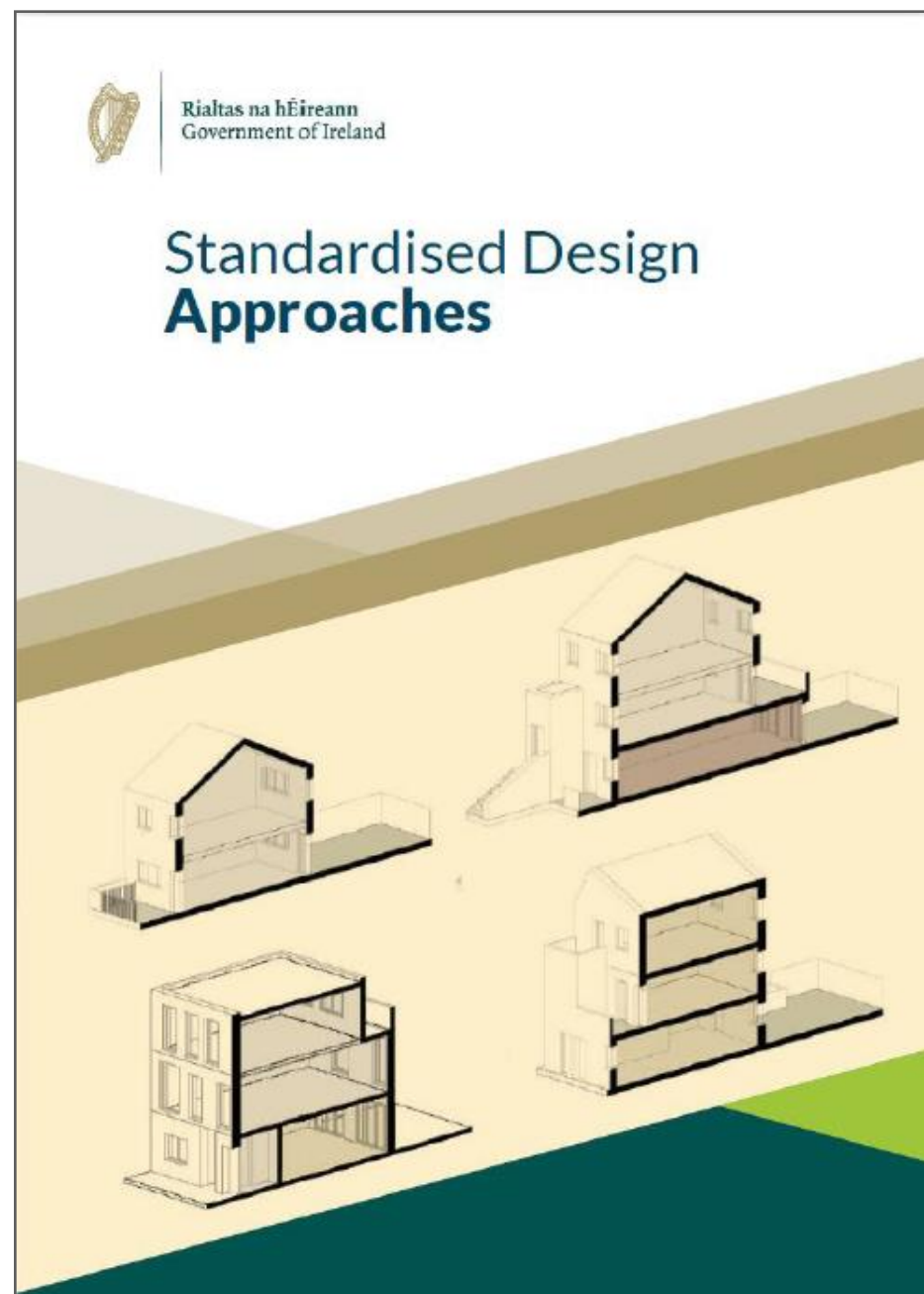
Total Development Cost Study (2024, DHLGH)

*Aim is to gain insights into **all facets of development costs**, from construction to 'soft' costs*

- Construction cost determines some development costs (e.g. VAT, fees, cost of finance)

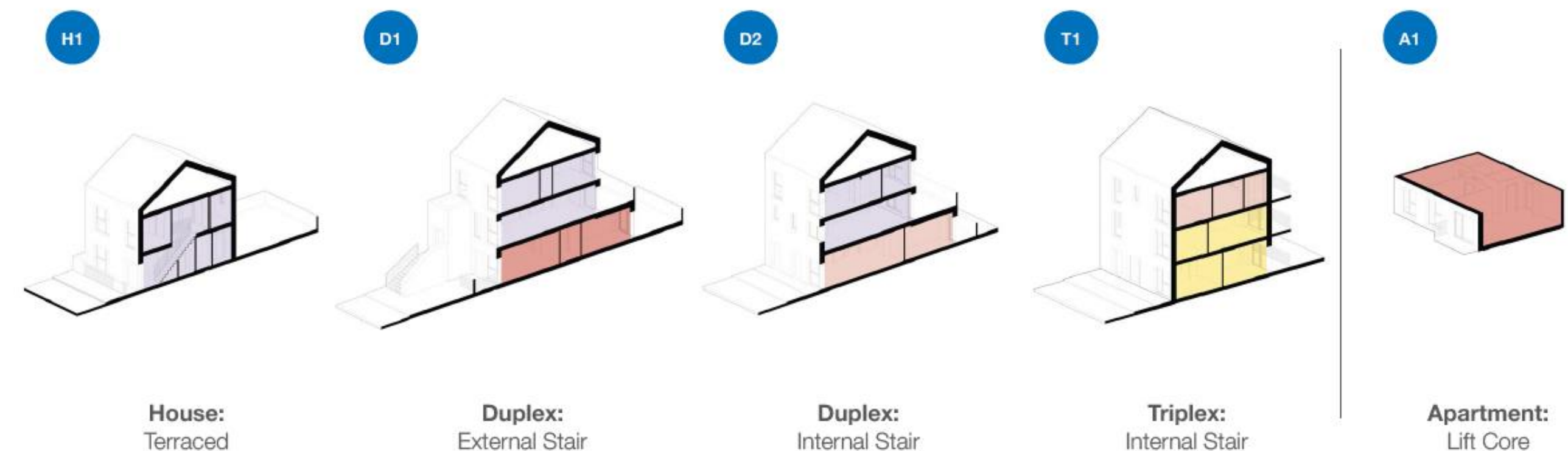


Standardised Design Approaches Study

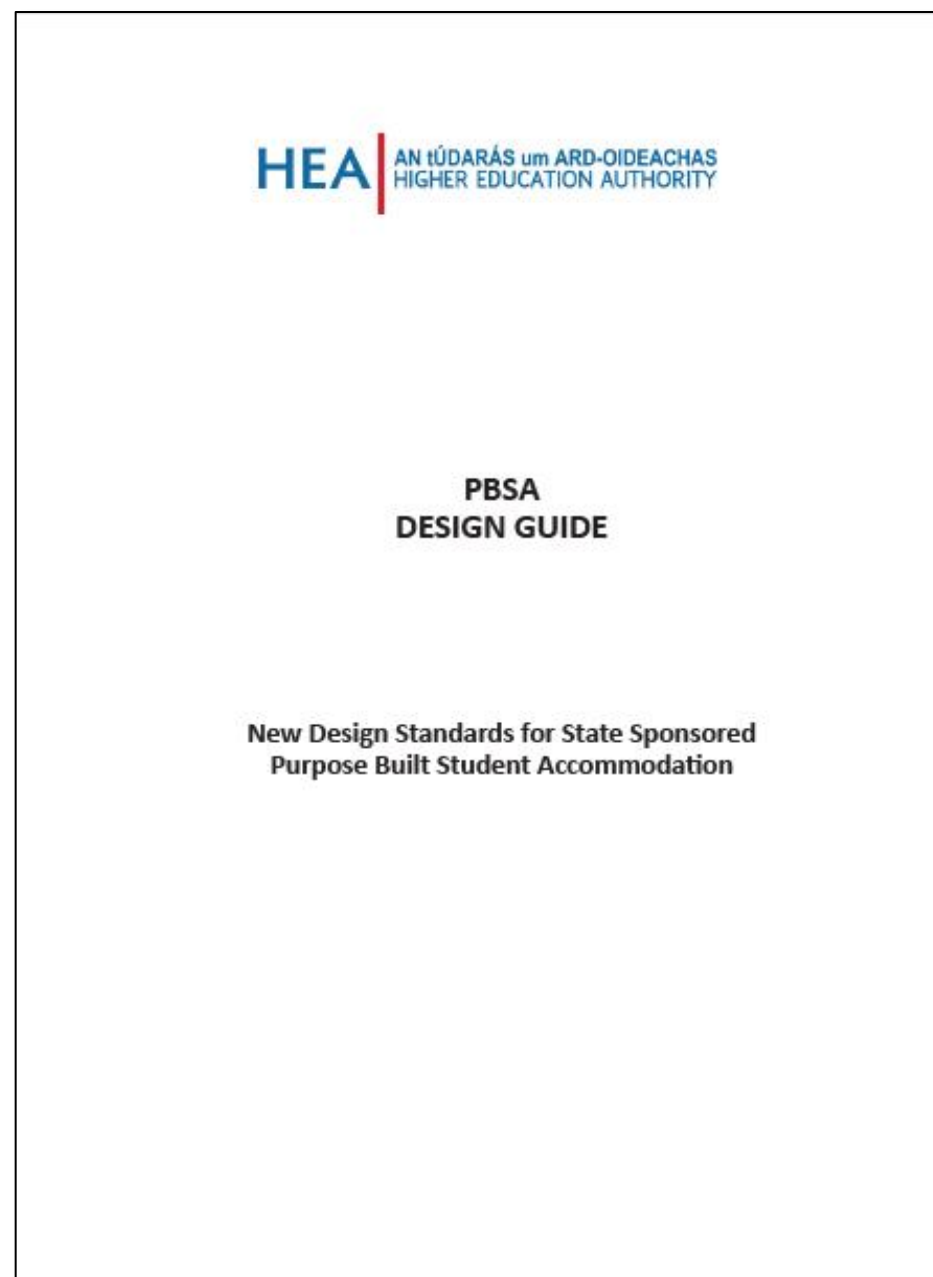


*Aim is to promote **greater use of standardised design approaches** to reduce cost and enable greater adoption of MMC*

- Commissioned by **DHLGH**, due in **H1 2025**
- Stakeholder engagement key
- Block layouts, typologies, components, MMC systems, structural strategy, building services strategy, costs,
- Building on existing guidance such as LDA's ATB
- Aligned with SRD&CD Guidelines density ranges
- Focus on medium-density



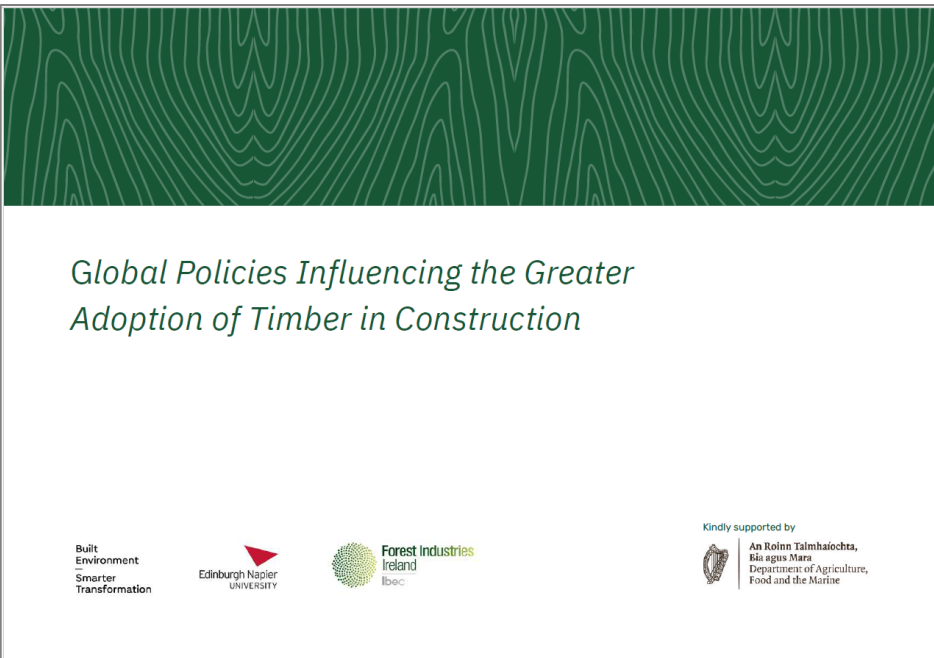
Design Standard for Student Accommodation



*Aim is to examine **national & international best practise** to inform appropriate standards in the delivery of **state-funded** student accommodation.*

- Commissioned by **DFHERIS/ HEA**; due in **H1 2025**
- Standard expected to include sections on:
 - Urban Design and Site Layout
 - Building Design - Study/Bedroom Layout | Communal Areas
 - Standardisation & **MMC** | Technical Considerations
 - Outline Specification
 - Concept drawings of layouts, outlining **typology options** e.g. clusters of different sizes (e.g. 4, 6 bed etc.), ensembles/shared bathrooms etc. for both on and off campus locations.

Timber in Construction



Aim is to develop a forum with Government and Industry to work collaboratively:

- i. to create the conditions to **increase the use of timber in construction** whilst ensuring the highest degree of building safety and property protection;*
- ii. to **examine regulatory and standards challenges**; and*
- iii. to maximise the use of **home-grown timber** in construction.*

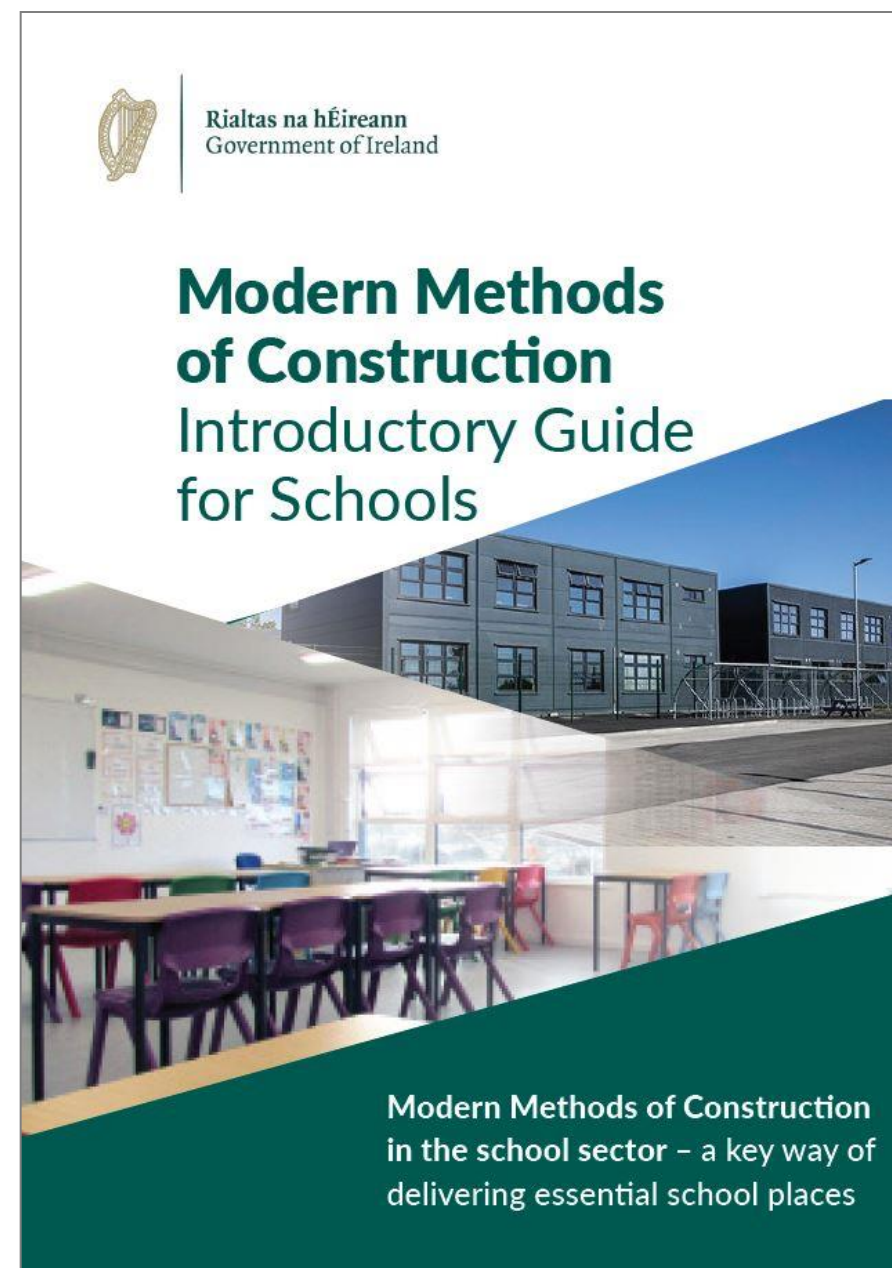


- TG1 Timber Market Study - Survey live!
- TG2 **Mass Engineered Timber Study, due in H1 2025** – Recommendations for NTS
- TG3 Demonstrator Projects Study, due in H1 2025
- TG4 Research list identified
- TG5 Global Policies Influencing the Greater Adoption of Timber in Construction
Timber in Construction Academic Survey



Annual Report by DAFM to Minister

MMC in other Public Sectors



Department of Education/ School Accommodation

- Existing Modular Framework - 13 providers
- Existing Timber Modular Framework - 3 providers - pilot projects
- New MMC Modular (3D Volumetric) Framework at Stage 1 (pre-qualification)
- **Standardised layouts** developed with Industry
- MMC included as part of criteria for Major Capital Programmes

Department of Health/ HSE /Healthcare Facilities

- A number of Volumetric Modular Builds complete
- Panelised solutions progressed
- Bathroom and plant room pods also used

Office of Public Works

- 654 modular homes for BoTPs

Prospects 2024-2025 (2024, DPENDR)

- Major Public Projects Pipeline



MMC in the Programme for Government



The Programme for Government recommits to growing the role of MMC in housing delivery.

- Set up a **MMC Innovation Fund** via the Ireland Strategic Investment Fund (ISIF), to directly fund new housing factories, and the expansion of existing factories.
- **Leverage state capital investment** to promote MMC and set **binding targets for MMC** use in at least 25% of all State backed housing.
- Overhaul and **resource the National Standards Authority of Ireland (NSAI)** to ensure all-encompassing regulatory certificates are issued in a timely manner, harmonising Irish regulations with EU regulations to open up new market opportunities.
- **Promote the use of timber** in new buildings and ensure multi storey timber frame residential units can be built.
- Increase co-ordination and additional resourcing of organisations' **training programmes**; and develop and fund more dedicated **apprenticeship and internship options for MMC** in housing.



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Many thanks

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