



Vistry Group

Vistry's Timber Frame Strategy in Action

Jack Brayshaw, Vistry Group



A brief history...

- 2020 – Bovis acquires Galliford Try (partnerships) and Linden
- 2020 - Rebrands as Vistry. Two parts of business: Vistry Homes and Vistry Partnerships
- 2022 – Vistry acquires Countryside Partnerships
- 2023 – Vistry becomes a solely multi-tenure partnerships business
- 2024 – Vistry complete 17,200 homes



Demand for housing – the three queues

Social / affordable rent

- 1 million people



Social Rent
Affordable Rent
Supported Housing

Intermediate tenures

- Requires discounts or subsidy



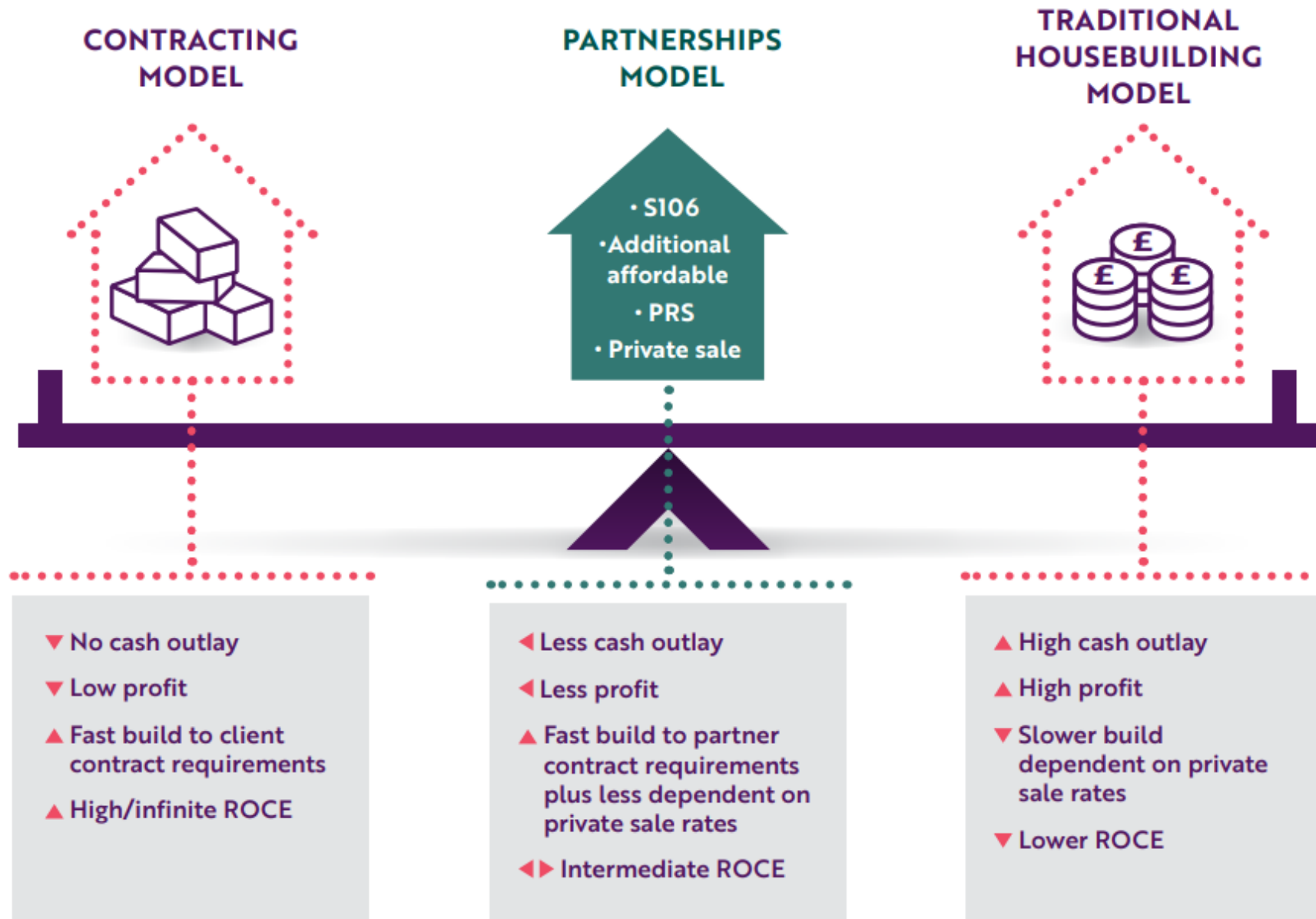
Rent to buy
Shared ownership
First Homes
Discounted sale

Home ownership and private rented sector



Private sale
Private rented sector

VISTRY PARTNERSHIPS MODEL



How does timber frame fit into our strategy?

- Pace of delivery
- Productivity
- Environmental performance
- Innovation and futureproofing
- Training and skills



Vistry Works MMC manufacturing locations

- Over recent years, we have taken steps to internalise manufacturing capability and now have three MMC manufacturing locations including the following:
- Leicester → 20,000 sq ft
- Warrington → 138,000 sq ft
- East Midlands → 360,000 sq ft
- To service internal demand based on factory location and product offering from each factory



Product solutions

Vistry Works currently produces two distinct types of MMC wall product, truss and floor cassette product with peak capacity across the manufacturing locations eventually reaching volumes as below:

- Leicester → Open-panel wall product (1,200 homes p/a)
- Warrington → Closed/Open-panel product (1,400 homes p/a)
- East Midlands → Closed/Open-panel product (2,800 homes p/a)
- East Midlands → Line 2 Open-panel wall product (1,500 homes p/a)
- East Midlands → Cassette product (6,300 homes p/a)
- East Midlands → Roof truss (c.8000 homes p/a)



Strategy in action:

Dracan Village, Drakelow, Burton-on-Trent



Dracan Village: project background

- Former power station near Burton-on-Trent
- Comprising approx. 2,000 homes, local centre, primary school and employment uses
- Countryside acquired the site in early 2021
- Relatively flat site with good access
- Design challenges:
 1. Density
 2. 3-storey townhouses
 3. Over-provision of commercial and employment uses
 4. Parking courtyards
 5. Roof gardens
 6. Wet verges



Our approach

- Standard house types and timber frame construction sourced from Vistry Works
- Amended masterplan and design code
- Reduced employment and commercial land-take
- Four character areas but utilising materials, landscaping and hard surfacing
- Multi-tenure, predominately two-storey accommodation



Dracan Village: Key outputs FY 2024

Build Speed:

- 298 legal completions
- 85% Partner / 15% Private

Sales rate:

- 1.03 / week

Quality:

- HBF (8-week): 90.9% – 5*
- R.I. = 0.09 (755 inspections)

Health and Safety:

- 0 - R.I.D.D.O.R.S
- Full compliance with H&S inspections



Key takeaways

- Dracan Village a 'blueprint development' of how to boost housing supply across the country
- Success in Volume, Quality and Health and Safety
- The need for standardisation
- Good relationship with planners
- The need for Partners / healthy private sales rate
- Experienced site teams
- Adequate follow-on trades
- Flat site!



Thank you

Questions?

