

MMC and Affordable Housing



Our Aims



- Delivering Zero Carbon Homes, Embracing Innovation.
- Creating Jobs and Supporting Local Economies (within context of skill shortages).
- Delivering Quality Homes at Scale and Pace



Production Approach



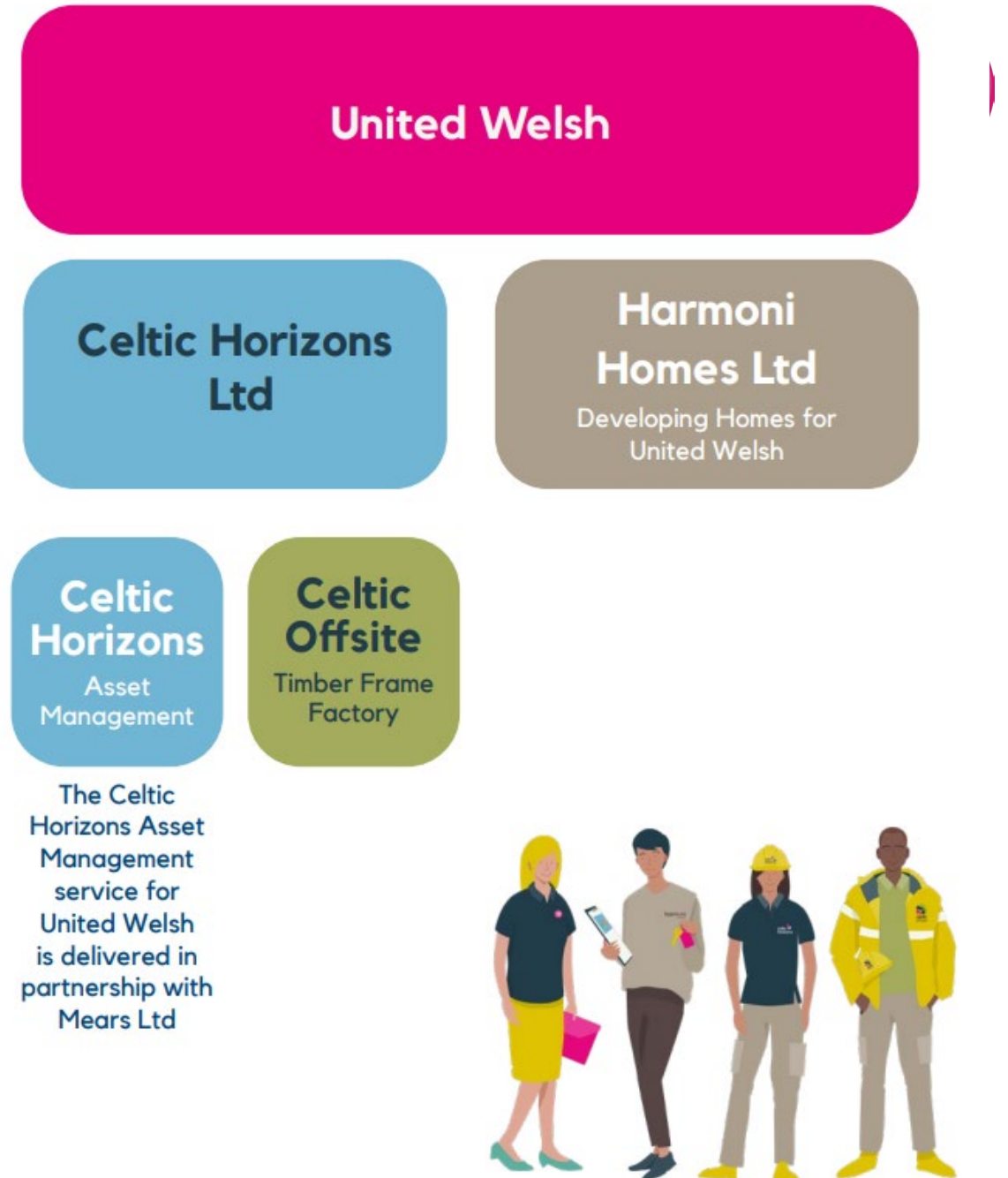
CONSIDERATIONS:

- Cashflow / Delays
- Increased Costs / Viability
- Insurances / Mortgage-ability / Securitisation
- Hearts AND Minds

Group structure

Celtic Offsite was established as a social enterprise within the United Welsh Group in 2021.

Our profits are reinvested into providing new affordable homes, decarbonising existing homes, and community services.



Our purpose



- We manufacture high quality, sustainable timber frame structures complete with factory fitted insulation and windows
- We are a climate positive business, meaning we remove more greenhouse gases than we produce
- We use a Welsh supply chain and local partners wherever possible
- We provide jobs and training opportunities to United Welsh residents and local people
- We have on-site training facilities to provide skills development and apprenticeships



A woman with dark hair tied back, wearing safety glasses, a grey hoodie, and a high-visibility yellow vest, is working on a wooden beam. She has a tattoo on her left forearm. In the background, there is a factory or workshop environment with various equipment and a door.

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The logo for Celtic Offsite, featuring a stylized house icon with green, blue, and pink colors, followed by the text "celtic offsite".

celtic
offsite

Achievements and Ambitions...

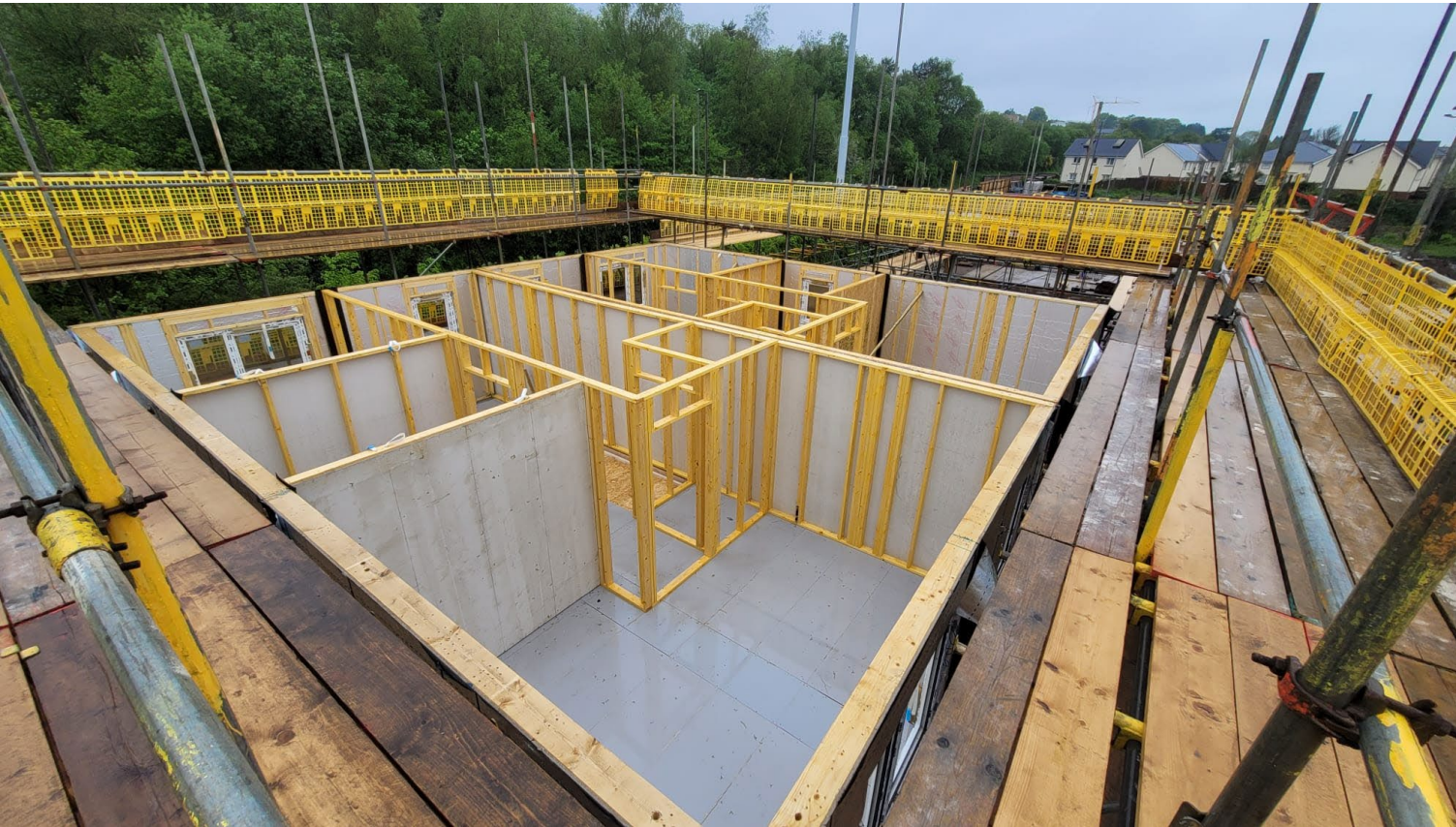
- 20 permanent jobs
- 400 homes completed
- First modular units
- Improved performance of homes
- Further reduce embodied carbon
- Maximise efficiencies
- Embrace standardisation
- Increase capacity

Site Development



- Procurement – Design & Build challenges
- Design – early engagement to RIBA stage 4
- Standardisation / efficiencies / waste
- Holistic approach
- Storage considerations

Challenges and Opportunities



- Planning and regulation delays, requiring storage solutions
- Maximising efficiencies to ensure value for money
- Shared risk / partnering approach
- Achieving compliance
- Economies of Scale
- Utilising Welsh Timber throughout
- Embracing change, one step at a time!

Innovation

- Reduced time to first fix
 - Standardised approach – WG DNZ project
 - Maximising off-site opportunities – house in 8 weeks
 - Homelessness crises – PD Rights, modular units
 - Reinvestment of surplus – R&D
 - Partnership approach
 - Carbon reduction - Climate Positive business, reduce performance gap, reduce waste
 - People at the heart of what we do – job creation, training, communities & monitoring
- unitedwelsh.com**



Longer-term objectives

- Invest in research and development to improve product quality and maximise our efficiencies in design, construction and use more sustainable alternatives.
- Surpluses to fund decarbonisation (optimised retrofit) of homes in South Wales
- Manufacture products from a Net Zero Carbon facility
- Provide solutions to other affordable housing providers in addition to existing clients



Questions...



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