

# Another success for Osco Homes and Together Housing



St. Hilda's

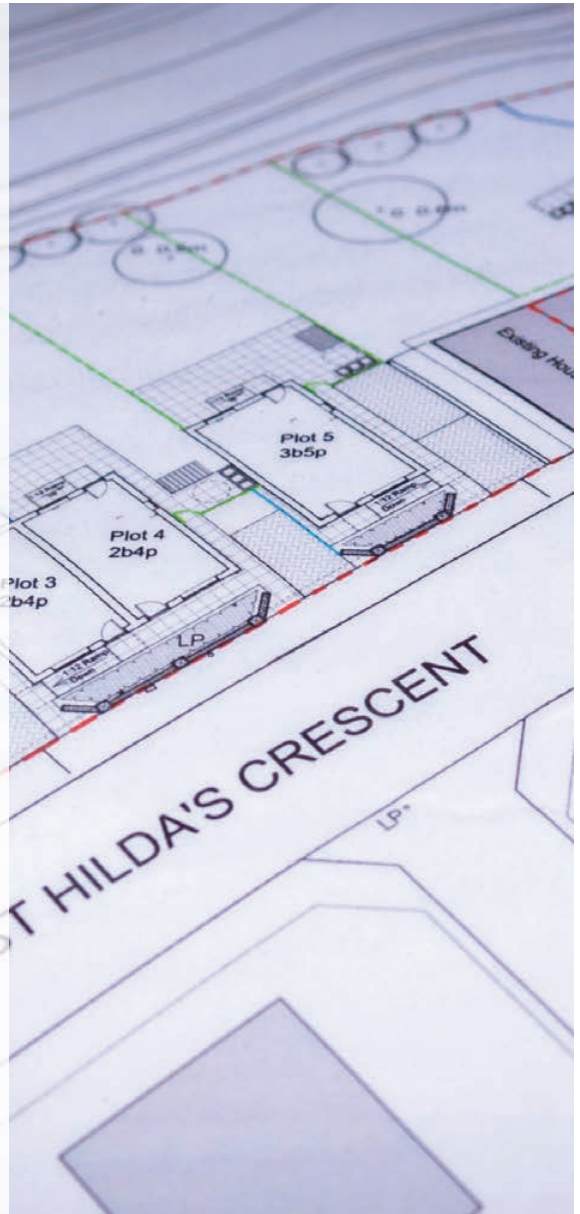


At Osco Homes we are delighted to present St Hilda's, a development of 7 factory-built Houses (2 storey) for Together Housing Group. The homes in Leeds, West Yorkshire, are the second to be constructed using our innovative off-site construction techniques that deliver high quality homes whilst developing a new workforce for the future.



## Background

As one of Leeds City Council's strategic Partners, Together Housing Association had previously completed Fewston Court a scheme of 21 family homes for rent in 2015, which was very much welcomed, to what was a blighted area, with ASB problems. St Hilda's Crescent, was a strip of land between the new homes previously developed, as part of the Cross Green regeneration plan and the railway line. It contained 3 pairs of privately owned semi-detached homes, with derelict plots between them that had been used as storage and a site compound by a previous contractor. Together Housing Association, working in partnership with Leeds Council, saw the potential to finish the regeneration of the area, with high quality homes for affordable rent. The designs for the homes needed to be in keeping with the surrounding properties and so a traditional scheme was submitted through planning, but the constraints of the site and lack of working area made this a challenge. Already working with Osco Homes, Together approached them to see how it could be delivered within the budget constraints of the project.



# The Design – all in the planning.

Acanthus WSM Architects had been appointed to the scheme by Together Housing and had achieved planning permission with a design intended for traditional construction. As this was the second scheme working together and there was some time before the required start date, we were able to optimise it for off-site,

improving the architectural details whilst optimising the cost. A great example of this was the introduction of a brick soldier course between the ground and first floor. This enabled us to enhance the traditional brick style of the building and improve the build process – a win for everyone!





# Production design – eliminate the errors!

The core structural element of the building is light gauge steel (LGS). Prior to starting the manufacture process, the entire building was modelled in a 3D environment, starting with the steel frames, boarding, cladding and even including the fixings. The system then ran clash detection to eliminate likely errors in the kit of parts. This precise manufacturing data is then sent to our suppliers, who manufactured all the component parts, complete with label and references, ready for assembly at our factory facility.

Following on from the steel frame assembly, our factory team then completed the external finishes (Brick/Render/Cladding) which was all driven by the detailed manufacturing assembly instructions again derived from the 3D model.

“

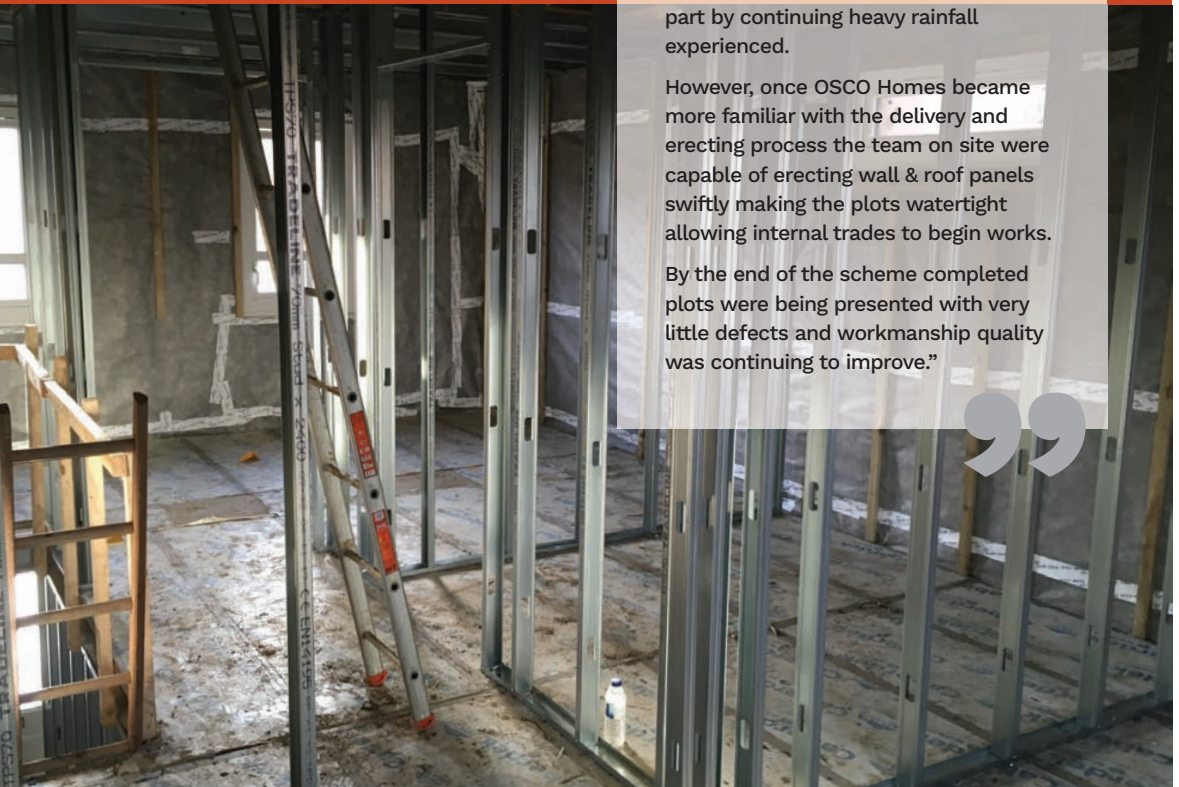
**Gary Winterburn,**  
**GW Clerk of Works and Services Ltd**  
said: “The process of construction  
speeded up during the period of works.

This eliminated any lost time earlier in the programme. This time was caused in part by continuing heavy rainfall experienced.

However, once OSCO Homes became more familiar with the delivery and erecting process the team on site were capable of erecting wall & roof panels swiftly making the plots watertight allowing internal trades to begin works.

By the end of the scheme completed plots were being presented with very little defects and workmanship quality was continuing to improve.”

”



# Manufacturing, Construction and Assembly...Quality Assured

The manufacturing and construction assembly of the St Hilda's project followed a strict quality management processes. At each critical stage in a finished goods life cycle, there was a check and sign off process, and this was tracked right the way through to completion.

## Unique Integrated Social Value

Our unique design for manufacture and assembly focusses on low skill labour requirements, as we drive to engage those most distant from the labour market. Our aim is to take people with limited experience or skill base, and in a short period of time enable them to play an active part in the delivery of one of our homes.

So how do we do this? The steel frames, come as a kit of parts, all cut, swaged and pre-drilled ready for simple assembly. The design of the steel frames is what is often referred to as Poke Yoke. This is a Japanese term which means 'Mistake proofing'.

Put simply, those putting the frames together cannot assemble the frames incorrectly, every section or part is designed to only fit together one way. This is a good example of how clever design and process management eliminates error, increases quality and allows low skilled operatives to engage straight away and build their confidence.



“

**Andy Hatcliffe Major Projects Manager at the NHBC**

**commented** “In terms of on-time delivery and a minimal number of reportable items, this project was very successful. The site team were a pleasure to work with, always attentive and keen to take on advice and act upon it.”

”



# The Construction Challenge

St Hilda's scheme was logistically very difficult. An infill site, sandwiched intermittently between a row of existing houses, narrow access routes, overhead telecommunication cables and existing lamp posts to contend with. There was also only enough room for a small site cabin and welfare area.

Minimising the level of disruption to local residents was key, which

is why the speed of delivery for the completed units and the lack of scaffolding was a huge benefit.

Oscos Homes completed the last pair of semi-detached homes from factory to finished in 6 weeks with around 40% of the site man-hours when compared to a traditional build.

“

**Mrs Mia Fay Maudson** a resident of St Hilda's commented "My new home is nice and cosy, I would recommend an Oscos House 100%."

”



# Final Handover

The Scheme was completed and ready for handover within the projected time, and Together Housing took possession of the units just one week later.



“

**Mohammad Badiee Project Manager** commented: “The speed and quality achieved as the homes came together towards the end of the project was impressive.

”





Osco Homes is a wholly owned subsidiary of Procure Plus Holdings Ltd, a not-for-profit regeneration company that provides market leading construction frameworks for social housing providers and invests the surplus into getting those distant from the labour market into sustainable employment.



Procure Plus Holdings Ltd is a founder member of Reallies, a national collaboration to deliver greater efficiency and pricing.

**Tel: 0303 030 0030**  
**[info@oscohomes.com](mailto:info@oscohomes.com)**

Duckworth House  
Talbot Road  
Stretford  
Manchester  
M32 0FP

