

## Press release: Homes England opts modular build specialist for south east base

The government's housing agency, which is a leading advocate of Modern Methods of Construction (MMC), has selected McAvoy for the off-site manufacture of the two-storey building designed by architects Proctor and Mathews.

Homes England is leading a long-term project to deliver 8,500 new homes in the centre of Northstowe new town.

This includes the off-site construction of a modular build office for Homes England staff, demonstrating the agency's commitment to MMC alongside reducing on-site build time and disruption to the wider Northstowe site.

Paul Kitson, General Manager for Homes England in the South East said: "Homes England champions MMC as a means of increasing building productivity and improving energy efficiency.

"MMC has the potential to be significantly more productive than traditional methods of construction and greatly increase the pace of delivery. It can also improve the quality of construction and help address labour and materials shortages."

"Opting for an office built using MMC shows our strong commitment to non-traditional building methods."

"Working with McAvoy and Proctor and Matthews Architects will enable us to create an office that allows our workforce to experience first-hand the capabilities of modular construction."

Raymond Millar, Construction Director of The McAvoy Group added: "This project is a fantastic opportunity to demonstrate the potential of offsite construction and how the approach can realise an ambitious architectural design and deliver a high-quality and flexible office environment. By moving construction into a highly efficient factory environment, we will be significantly reducing the build programme, minimising disruption to local residents and offering greater certainty of completion to the highest quality standards, on time and on budget."

The open plan building will provide a modern, purpose built office environment for Homes England's south east team, along with meeting rooms, a breakout area, conference room and multi-use space which may be used for other events such as public consultation meetings as the Northstowe development progresses.

Stephen Proctor, director at Proctor and Matthews Architects said: "We're pleased to be working alongside Homes England and McAvoy Group on the new

office building at Northstowe, which will be a focus for the emerging new town and a showcase of the benefits of flexible design and modular construction. The design references the local crafts, heritage and textures of this edge of Fenlands location.”

The development reflects Homes England’s commitment to the Northstowe new town project and to the increased pace of delivery offered by MMC.

The organisation has recently tendered its first parcel of land at Northstowe, with a requirement for developers to use panellised construction on at least half of the 400 homes on site. Plans for a plot solely using MMC techniques are also under consideration.

Ends

For more information contact Sarah Foulkes, Communications Officer at Homes England. Tel: 0161 200 6130 or 07967 782162, or email [sarah.foulkes@homesengland.gov.uk](mailto:sarah.foulkes@homesengland.gov.uk)

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## **[Press release: Building underway for new homes in Wintringham](#)**

Construction has begun to build almost 3000 new homes in St Neots, Cambridgeshire.

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## **[Press release: Building underway for new homes in Wintringham](#)**

The new development is the result of collaborative working between Homes England, Urban&Civic and Nuffield Trusts at Oxford University.

Phase one of the site will include 1,000 new homes including affordable housing, delivery of the first primary school, community and retail facilities and health care provision.

Homes England has supported the development through a 10 year £26m Home Building Fund (HBF) infrastructure loan, in the joint venture with Urban&Civic and Nuffield Trusts. The project will deliver the legacy gifted by Lord Nuffield to maximise economic, environmental and social benefits, which will improve neighbourhoods and grow communities.

Local contractors, J Breheny Engineering, are currently on site, installing the initial roads, utilities and drainage systems across the first phase. Works will also include delivering an impressive cycle, a pedestrian walkway and green corridor which will run along the northern edge of the site, on Cambridge Road.

Aranee Mahadeva, Senior Specialist in Infrastructure and Complex Projects, at Homes England, said: "This project is a perfect example of Homes England working with partners to create a more resilient and diverse housing market. The £26m loan not only accelerates housing delivery but it also enables early delivery of community facilities, which will maximise the potential of a developing town."

Tim Leathes, Development Director, at Urban&Civic, said: "We are very excited about the design for the first primary school at Wintringham, which will create an inspiring space for learning and the community, at the heart of our first phase. As well as far more practical things like putting in place future-proofed infrastructure and diverting power lines, we will also be introducing new landscaping to mark Wintringham Brook as a feature in the town and create attractive green space for people to enjoy from day one.

"Moving fast, achieving the standards is what Urban&Civic are renowned for and bringing forward all housing tenures from the outset, involves working in partnership. Homes England and the District Council are both playing a major role in expediting high quality delivery."

Sir Andrew Dilnot, Warden, at Nuffield College, Oxford, commented: "The combination of the Nuffield Trusts, Urban&Civic and Homes England at Wintringham is a clear example of how the charitable, private and public sectors can work together to bring forward homes and infrastructure as quickly as possible.

"Our partnership with Urban&Civic and this agreement with Homes England highlights our shared vision for the high quality community that will be created here which is an important legacy of our charitable purpose."

New homes are due to complete next year, with the new primary school scheduled to open in September 2020, following occupancy of initial residents.

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For more information contact Nosheen Haque, Communications Officer at Homes England. Tel: 0161 200 6131/ 07967 782 260 or email [Nosheen.haque@homesengland.gov.uk](mailto:Nosheen.haque@homesengland.gov.uk)

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## **Press release: DVLA staff raise over £50,000 for Maggie's Swansea**

DVLA staff today (Wednesday 5 December) handed over a cheque for £56,715 to Maggie's Swansea after a year of staff fundraising for the local charity.

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## **Press release: Pensions Ombudsman reappointed**

Anthony Arter has been reappointed as Pensions Ombudsman and Pension Protection Fund Ombudsman for 2 more years.