

GET LIVING EMBRACES NEW MMC AT EAST VILLAGE SCHEME

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Get Living embraces new MMC at East Village scheme

■ Mace claims High Rise Solutions method offers significant environmental, cost and efficiency benefits

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Last week, global construction business Mace launched a new modern method of construction (MMC), High Rise Solutions (HRS).

The method uses parametric modelling tools and AI to design and manufacture the structure and façades of buildings offsite.

Mace claims that HRS offers faster and more reliable delivery times than other methods of offsite construction.

HRS was officially launched at Get Living's East Village in Stratford, where it is being used to build the developer's NOG scheme.

"People think of stacked-up boxes and bland architecture and have a misconception about the quality of the product," says Shaun Tate, business director at Mace Tech. "Why are we still squirting concrete 30 storeys in the air in order to create our buildings?"

Both Tate and Rick de Blaby, executive chairman of Get Living, claim that HRS offers significant environmental, cost and efficiency advantages over traditional construction methods.

"It's faster, safer; it delivers quality," says Tate. "HRS reduces the number of deliveries to site by around 40% and reduces waste by around 75%."

"It's much more of a planned production process, which is enticing a different skillset into the construction industry. If



we take production operations into areas where there are less traditional employment opportunities, it enables us to employ locally. We're taking the work to the people, rather than the people to the work."

Reliable delivery

More streamlined methods like HRS mean that extensive delays to buildings could also be a thing of the past.

"Reliability around the delivery of programmes is important from a launch point of view," says de Blaby.

"In our world, a launch date matters a lot because you tend to get more activity in that third quarter of the year. So if you know the buildings are coming, you can much more accurately exploit that peak demand period between June and September."

Both parties emphasise the

need for more environmentally friendly construction methods.

De Blaby says it is more important than ever for the industry to take the lead and pioneer more green methods of construction.

"Mace's environmental, social and corporate governance agenda aligns with ours and that's a huge part of what we are doing now," de Blaby says.

Tate adds: "We can optimise delivery methods without

compromising the design, meaning it enables us to generate advantages that are very much for the benefit of the client as well as the environment."

Future focus

De Blaby says there is a "high probability" that Get Living will use HRS for its future projects.

"If I look at the things coming down the pipeline - given our model is to deliver at least 400 homes in any one neighbourhood - that is real scale," he explains. "And if you are doing real scale, you have got to be looking towards the future, not back to the past."

De Blaby says the adaptability of HRS is another big selling point for Get Living.

"Part of Mace's proposition is that you don't have to design a building to be modular; they can adapt their process to any scheme design. This is an important part of their proposition."

He adds: "I really do salute what Mace is doing, because it's smart and very good to see someone like them challenge and disrupt the way people have always thought about building tall towers."

Be it HRS or another method of offsite construction, it seems MMC is finally gaining some traction in the UK. However, the question remains: when and how will these methods make it into the mainstream? ■



Rick de Blaby
Get Living

“It's smart to challenge the thinking around tall towers