



HOUSE OF COMMONS

LONDON SW1A 0AA

Cllr Ian Wilkes
33 Chester Road
Audley
Stoke-on-Trent
ST7 8JD

26th May 2023

Dear Ian,

Re: Volumetric
My ref. AB18148/PLB

Further to my previous correspondence, I enclose the reply that I have received from Ms Rachel Maclean MP, Minister of State for Housing and Planning, in response to the meeting you had with Ms Victoria Moore, Business Development Manager at Volumetric, last year regarding their hi-tech solutions for the homeless. I am sorry it has taken so long to obtain you a response.

I am pleased that the Minister states that the Government is investing in modern methods of construction, such as those offered by Volumetric, providing much-needed homes at the scale we require. She also says that if Ms Moore would like to discuss the company's offer with officials in the Department, she has provided an email for her to get in touch with them.

Thank you again for raising this matter with me, and for your patience whilst I obtained a response from the Minister for you. If I can be of further assistance in the future, please do not hesitate to contact me once more.

Yours ee,

Aaron Bell MP
Member of Parliament for Newcastle-under-Lyme

Enc: letter from Ms R. Maclean MP, Minister of State for Housing and Planning





**Department for Levelling Up,
Housing & Communities**

Robert Mather MP
Minister of State for Housing and Planning
2 Marsham Street
London
SW1P 4DF

www.gov.uk/dluhc

Our reference: 22696954
Your reference: AB18148

COPY

Aaron Bell MP
House of Commons
London
SW1A 0AA

24 May 2023

Dear Aaron,

Thank you for your email of 24 November on behalf of your constituent, Cllr Ian Wilkes, of 33 Chester Road, Audley, Stoke-on-Trent, Staffordshire, ST7 8JD, about volumetric housing. I am replying as this matter falls within my ministerial responsibilities.

It is encouraging to read of Cllr Wilkes' support for modern methods of construction (MMC). DLUHC shares the cross-Government objective of increasing the use of MMC. MMC provides an important opportunity to improve the quality of new homes, deliver more energy efficient homes, reduce construction waste, improve productivity and address the shortage in construction skills.

New technology and innovation have improved productivity, quality and choice across a range of sectors, and the Government wants to see the same happen in housing. By embracing MMC, housebuilders can deliver high-quality new-build homes more quickly. Taking advantage of these technologies has the potential to deliver more energy-efficient homes to buyers, improve site efficiencies and reduce waste.

Some of the potential benefits of MMC have not yet been realised in the housing sector because it has not reached scale. We are focused on tackling the barriers to increasing the use of MMC: bringing down the cost of MMC in housing, stimulating a sustained demand pipeline to attract investment, and providing employment opportunities.

We are also working to address strategic barriers, notably the lack of product standardisation across the industry and the difficulties in obtaining product warranties (and therefore insurance and mortgages).

In order to achieve the benefits of an MMC sector working at scale, we are stimulating demand through our funding and land programmes.

In the Affordable Housing Programme (2021-26) at least 25% of units delivered through Strategic Partnerships and 10% of those through site-by-site agreements (Continuous Market Engagement) will use MMC, potentially 19,000 MMC homes over five years. This target has been exceeded, as 40% of the expected delivery from our first allocations in the Affordable Homes Programme feature MMC.

We have recently launched the £1.5 billion Levelling Up Home Building Fund. This funding will support small and medium-sized housebuilders (SMEs), self- and custom builders and innovators such as those using modern methods of construction (MMC). This Fund will provide development finance to deliver 42,000 homes, with the majority of delivery outside London and the South East.

We will continue to look at how our different housing programmes can best drive scale in the MMC sector.

Suppliers who wish to work with Government via Government Framework Agreements can read the Crown Commercial Service website <https://www.crowncommercial.gov.uk/buy-and-supply/> to establish how they can become a supplier on frameworks. If your constituent would like to further discuss volumetric housing with the Department, the MMC team would welcome a conversation. They can be contacted via the team email at MMC@levellingup.gov.uk.

Thank you again for your email, and to Cllr Wilkes for writing in with his enquiry.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Maclean', written in a cursive style.

RACHEL MACLEAN MP
Minister of State for Housing and Planning