

F1 Modular appointed by Cherwell District Council

Location: Central England

New project to provide 26 ensuite rooms

with shared facilities and 2 self-contained bedsits within 6 shared houses



A Cherwell
District Council
Initiative



About F1 Modular

F1 Modular Limited is a leading off-site modular construction business, delivering high-quality buildings for public and private sector clients.

These include affordable housing, key-worker and student accommodation, school classrooms, hotels, retail units, etc.

Together with its specialist team, the company offers a full turnkey solution undertaking detailed design, manufacturing drawings, off-site construction, transportation, installation/cranage and full-commissioning works.

Supporting growth in the important housing market is the ability F1 Modular have to offer efficient Modern Methods of Construction (MMC). F1 Modular can offer its clients the benefit of speed of delivery, the ability to build on tight sites and development of modules in a weather-tight factory environment. For the end user the benefits are energy-efficient living and a high standard of finishes and build quality.

£1,650,000

TOTAL PROJECT VALUE



We were looking for a modular building company that could offer a single point-of-responsibility for all design and construction aspects of the project, and F1M offered just that. They were procured using the LHC framework and assumed responsibility for all aspects of the project. Of the many benefits of using modular construction, an obvious one was that all significant design issues needed to be addressed early on in the process, and a design freeze applied. This limited the number of issues that occurred during the construction phase to an absolute minimum.”

Peter Meadows

Build! Construction Team Leader

About Cherwell District Council

Cherwell District Council (CDC) is a local government district in Northern Oxfordshire. Based at Bodicote House near Banbury. The Council's BUILD! team are made up of specialist design and construction experts, providing professional services for other departments and projects across the Cherwell District as well as an ongoing programme of developing affordable homes for sale as shared ownership or for affordable rented accommodation.

The BUILD! Team provide housing and leasehold management services for their rental and shared ownership properties.

Rental properties, some of which have been built or renovated for the purpose under the programme, are offered at an affordable rent and advertised through Cherwell District Council choice-based lettings system.

Cherwell, F1 Modular and LHC

In 2016, the Council were looking for a flexible and compliant framework to deliver a six-property social housing project. F1 Modular were awarded the project through direct award, to deliver the 26 ensuite rooms with shared facilities and 2 self-contained bedsit properties on the former site of the Banbury Ambulance Station.

LHC's New Housing framework offered a time-efficient, EU-compliant route to tender to deliver the properties. The project was delivered within budget and took just over a year once on site.

WHY LHC?

BUILD! chose to work with LHC because of the technical insight and flexible frameworks they provided. They had decided on a modular build and wanted an EU-compliant framework that was dedicated to residential housing. It was also important to use a framework that had flexible options and offered an efficient procurement process.

RESULTS

LHC's NH1 framework met all of BUILD!'s requirements. BUILD! set clear goals which enabled F1 Modular to focus and successfully deliver on all objectives. Following the completion of the properties, new residents are already benefitting from the short term furnished rooms, with great fixtures, delivering comfortable living to those community members regaining independence.