

The **Answer** to England's Housing Crisis or an **Overhyped Promise**?

A new study **investigating the Modern Methods of Construction (MMC) sector in England**

- **found variable results** in MMC housebuilding schemes
- addressed **knowledge gaps** around **resident experiences** of MMC homes
- opens **dialogue** on how MMC can engage with **social and housing justice**

Who conducted the study?

Researchers from:

- University of Greenwich
- University of Leeds
- University of Huddersfield
- Politecnico di Milano

What evidence did we use?

72

interviews with housing industry stakeholders

84

survey responses from residents in 12 different MMC housing schemes (private and social)

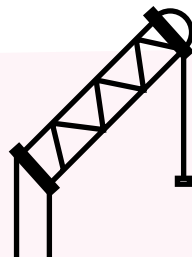
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interviews with residents living in MMC homes

We compiled an MMC housing development database, visited MMC factories and sites, and attended construction and MMC industry events

What residents told us

- We found **no evidence of stigma or anxiety** about living in an MMC home and many are happy with their homes
- The **finish and performance of homes was variable and unpredictable** when MMC factory production did not align with installation
- **Resident satisfaction was uneven**
- **Almost all the residents interviewed experienced delays moving into their MMC homes**, which created significant personal, financial and health challenges
- **Poor aftercare** reinforced problems for residents dealing with **snagging and defects**, making them feel **disregarded**
- Some residents experienced **unclear lines of accountability around snagging issues**
- Residents also reported **wide variations in their capacity to warm and cool their homes**



Other important findings from our MMC study

Fire safety professionals

- Are concerned about the risks MMC products and systems pose to the built environment

Housing association clients and local government decision-makers

- Many have poor perceptions of, or low confidence in, MMC following the collapse of several category one contractors
- Housing associations need further support and protection from Government if they are to drive MMC social housing demand

The MMC sector

- Low engagement with accessibility, affordability and safety agendas - prefers to focus on speed, cost and technical innovation
- Divided about potential regulation and investment

Planning systems

- England's planning system and land economy can undermine, rather than support, MMC housebuilding

Implications

How can the MMC sector...

improve industry standards for quality and safety?

engage more effectively with key stakeholders including fire safety, registered providers and local planning authorities?

mainstream social and environmental agendas to guard against a reputation of cheap, fast construction?

integrate appropriate project management expertise and structures into MMC contractors' businesses?

integrate resident post-occupancy evaluations into R&D processes?

What next?

- **MMC is not a quick-fix or panacea** for the housing crisis, but it could play a part in delivering more just housing outcomes
- **We call for dialogue** linking debates around MMC with key social inclusion and housing justice questions
- **More evidence is needed and we recommend a review of MMC** assessing what homes and developments MMC manufacturers have built to date and their 'social value' contributions

Read our full report: ['Modern Methods of Construction: an answer to the housing crisis?'](#)