

CASE STUDY

ADAPTING TO GLOBAL CHALLENGES: ACHIEVING VIABILITY AND CERTAINTY THROUGH MMC

PROJECT OVERVIEW

The Lock Street scheme consists of 61 residential units for the open market on the outskirts of Sheffield. Akerlof was introduced to establish a commercial position in the aftermath of the pandemic and the economic shock arising from the war in Ukraine.

This scheme was originally designed to be built using traditional construction methods. However, the scheme was unviable. Akerlof was introduced to review the scheme, explore a Light Gauge Steel alternative, and develop the delivery solution.

In conjunction with the design team, we completed a design and delivery review, concluding a hybrid CAT 2, 3, and 5 MMC design could be delivered quicker and cheaper than the traditionally designed alternative.

WHAT WE DID

Akerlof guided the client towards an established set of value drivers for the project. In doing so we worked alongside the design team to develop an MMC strategy aligned with the overarching value drivers.

This resulted in the agreement of an aligned procurement strategy to integrate Cat 2, 3, and 5 MMC into the project. We engaged the market through the process to provide predictability and certainty in the revised delivery method and subsequently procured the project in accordance with this alternative approach.



THE IMPACT

- The establishment of a viable scheme in a residential market characterised by a challenging labour market, rising input costs, and regulatory reform
- Predictability of project programme, increasing investor confidence
- Faster overall delivery timeline, circa 15% quicker than the traditional alternative
- Upskilling of project team

DON'T JUST TAKE OUR WORD FOR IT...

“ The team at Akerlof is always proactive in driving things forward and isn't afraid to promote new ways of doing things to deliver a better outcome. In a world where the operating environment is evolving rapidly, and becoming ever more complex, they present information clearly and concisely, which help us make the right decisions at the right time. I look forward to future collaborations between us.

Emma Thompson, Empire Property Developments



GET IN TOUCH

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