



### **MMC Solid Wall Structures Objective**

MMC Solid Wall Structures is a new company formed to commercialise a new breakthrough modern method of construction “ MMC “ building technology in the UK. Our objective is to use the technology to build communities via new social and affordable housing along with supportive community assets such as community centres, medical centres, schools and churches.

Our majority shareholder is a housing infrastructure fund managed by Gresham House plc a London Stock Exchange listed fund manager with £3.3bn of funds under management to finance construction and or be the long term holder of the assets we build including social housing.

### **Key Benefits of our new technology**

- **BETTER QUALITY** – than both traditional build AND modular
- **FASTER** – takes approx. (30%) of the time of traditional build
- **CHEAPER** – significantly cheaper than traditional build and competitive with the lower cost modular providers
- **FLEXIBLE** – the system will build any design so as flexible as traditional build
- **LOCALISATION** – community sized and located factories creating local training and jobs

### **Our Technology**

The technology is a total digital building system based on the world’s leading BIM 360 3D – 7D software which manages the design through all calculations, materials sourcing, manpower planning, scheduling and overall project management. This total 360-degree overview and management enables MMC Fastrack to contract and deliver full turnkey projects of any design capable of being built, on time and on budget, without the need for layers of developer back office infrastructure and costs.

Our technology is a modern method of construction” MMC” that uses a light gauge steel structural frame with external and internal glassfibre reinforced concrete panels creating a wall which is filled with micro pore insulation “MPC” is foamed concrete , pumped at multiple points between the external and internal wall panels with the MPC fully encasing the frame. MPC provides thermal and acoustic insulation for all walls and ceilings providing more thermal efficiency than other modular and traditional builds. MPC is highly aerated (c80% air) and uses materially less cement than traditional concrete.

With every wall and ceiling being a solid wall construction , our technology is the safest build mmc with it being non -flammable and non-combustible which makes it very attractive for community living along with its very high acoustic dampening ratings. By utilising light gauge steel framing, our technology delivers accuracy and longevity (as long or longer than traditional build). Light gauge steel

technology provides a very robust structure because unlike wood, steel will not warp, crack, swell, or shrink nor will it rot. It is not susceptible to mould or mildew, reducing the need to revisit completed buildings for remedial works.

A major advantage of our technology is its lower environmental impact through the materials being used – all waste from light gauge steel is 100% recyclable, the micropore insulation, substantially reduces the quantity of cementitious products compared to traditional build. There is also reduced vehicle movements as there are fewer products being delivered to site, and substantially reduced waste on site as there is less packaging and the whole system is digitally controlled to ensure minimal waste in all the manufacturing processes.

We are collaborating with a specialist zero carbon architect and confident we will have a zero carbon specification and a sample built before the end of 2021.

Finally, a major differentiator and unique aspect of our technology is its localisation and added value being delivered to the local economy. We are manufacturing via small relocatable community factories that are positioned locally and close to project sites to provide local employment and training to residents of the neighbouring area. Each of our community factories can produce circa 400 houses per annum.

### **Project Finance**

A key distinguishing feature of Gresham House, our majority shareholder is that it is partly owned by the pension funds of five Councils so there is a mandate to finance and long term hold new build quality social housing with an emphasis of building new communities.

This funding coupled with our end to end full turnkey mmc building system provides an unprecedented opportunity for Councils, Housing Associations and developers to collaborate with us for delivery of new social housing and other community assets such as schools, community centres and medical centres at a higher quality, and built faster and cheaper than any other option.

### **Design**

We do not design anything and keen to work with all architects who wish to design communities or housing that will provide future wellness and wellbeing. Our technology enables us to build anything designed capable of being built.

We do wish to contribute our thinking and aspirations along with our collaborative associates such as the Archbishop of Canterbury's Commission on Housing, Church and Community to the design of the projects.

### **Next Steps**

We are presently completing our first factory along with product testing and certification. We expect to be in full production building homes from September 2021 onwards.

### **Leadership**

MMC Solid Wall Structures is led by Angus Fraser a former partner in Ernst & Young, CEO of Farnell Electronic Components a £250m t/o business with operating subsidiaries in 21 countries and then CEO of Hagemeyer UK & Ireland, at the time, the largest electrical wholesaler in the UK and Ireland, £800m t/o with 240 branches and 5000 staff. Angus has won a Queens Award for International Trade and has been a holder of a Royal Supply Warrant. In the eight years prior to this business Angus led Solar Capital Limited that successfully deployed pension funds into renewable energy projects.

Alan Yazdabadi is a KPMG trained chartered accountant with experience in real estate and project financing. Alan was a founding partner of Armstrong Energy and played a key role in successfully originating, fundraising for, and construction of, over £300m of renewable energy projects.

### **Summary**

MMC Solid Wall Structures Limited has been created to deliver high quality social assets , houses, schools etc and to achieve our objective we have developed a MMC technology that is capable of delivering traditional solid wall buildings with superior insulation, fire resistance and acoustic dampening ratings that can be built as fast and as low cost as any known modular or offsite manufacturing technology as well as providing a boost to local economies with jobs and training in our relocatable community factories.

MMC Solid Wall Structures wants to build communities, not just homes, with future residents wellness and mental health being important.

**Interested ?**

**Please contact**

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