

# Case Study - The Lockies, Pontefract



Leaner, less disruptive and with real social value: Osco Homes completes work on innovative Together Housing project

Osco Homes has completed works on The Lockies, a development of eight factory-built bungalows for Together Housing Group. The homes in Pontefract, West Yorkshire are the first to be constructed using Osco Home's unique building method that combines off-site construction with integrated social value.



HOMES

[oscohomes.com/developments/the-lockies](https://oscohomes.com/developments/the-lockies)

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**Osco Homes' approach to construction has been specifically developed for the social housing sector to provide homes in a faster and fairer way that has the biggest possible benefit to the community and local area.**

For the project, Osco Homes partnered with HM Hindley Prison to recruit eight prisoners who were trained to build the external walls, floor and ceiling cassettes of Osco's panellised units. All prisoners selected to work in the factory completed construction training in skills including plastering, joinery, kitchen bathroom fitting.

Through an innovative approach to construction, Osco Homes helped Together Housing develop The Lockies leanly, with true integrated social value and in a way that was as undistruptive for other residents as possible.

## A leaner approach

Through a combination of computer modelling and off-site construction methods, Osco Homes was able to build The Lockies efficiently and effectively.

In an innovative step for the social housing market, The Lockies was constructed to Building Information Modelling (BIM) Level 3 using a single model to encourage full collaboration between all disciplines and ensure the homes were built in as lean a way as possible.

As the external walls are factory built, material wastage was also much reduced versus traditional construction methods. In fact, during the project, only six skips were required. As well as limiting material wastage, this approach also gave greater control and smoother site management. For instance, fewer elements meant that there was less down time of the site while trades were waiting for materials to arrive, and the complexity of subcontractor-to-subcontractor relationships was also reduced.

The panellised design of the Osco Homes system also means it arrives on site externally complete and can be made watertight in days. This reduced delays due to poor weather and allowed trades to access the homes for the second fix quicker, and more easily.



## Greater consideration

As The Lockies, like many affordable housing developments, is an infill site within an existing estate, there was potential for issues with site access and disruption to residents during construction. However, as the system is built off-site, there are fewer deliveries to disturb neighbours and less mess and noise during the build. In fact, as a testament to Osco Homes' efforts in using new methodologies and techniques, it was awarded full marks for innovation in the Considerate Constructors scheme.

## Social impact

While The Lockies had a limited impact on the local community in terms of noise and disruption, the project has made a huge, positive difference socially by giving new qualifications and changing the outlook for eight prisoners.

As well as getting practical training, through the project the prisoners have improved their interpersonal skills and are better equipped to handle frustration and challenges.

Via the programme, the prisoners have also been guaranteed a sustainable job once they are released from prison. Michael McNally is one of the former prisoners who has worked on the project but has since been released: "Working on The Lockies was a great experience and it meant a lot of me to be involved," said Michael. "Since I've been released, I've started work for Osco using the new rendering skills I learnt on the project – it's given me something to focus on.

"I've been inside a few times in my life and I think if something like this had been available earlier, it would've changed my decision making and I wouldn't have re-offended."

Alongside providing new opportunities for the offenders, The Lockies has also opened new doors for others involved in the project. Jamie McAibbin, a supervisor at HM Hindley Prison, was inspired to become a construction site manager by working on the development.

"Working in the prison was a completely different experience and environment versus where I've worked before, but what I've learnt has been so useful," said Jamie. "Since being given the opportunity to work as part of The Lockies, I've started an 18 month college course in Structural Engineering and Health and Safety in the Built Environment, where I'm learning about every aspect of a site and how everything works and contributes towards the finished product. For me, being out on site and getting involved in the jobs is the best way to learn and gain valuable experience."

Concluding, Gwen Beeken, managing director of Osco Homes, said:

**"As The Lockies shows, by approaching housebuilding differently, it's possible to build homes in a way that's more efficient and effective but also made a long-term, genuine difference to people and communities. The two most definitely aren't mutually exclusive."**

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