



SOCIAL HOUSING
Norway

Norwegian Home Builders' Association
Presentation to the
International Housing Association
November 3-4, 2016



NORWEGIAN HOME
BUILDERS' ASSOCIATION

HOW IS SOCIAL HOUSING ADDRESSED IN YOUR COUNTRY?

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What is the status of social housing?

- The primary vision for the Norwegian housing policy is adequate and secure housing for all
- 2 - 3 000 social homes financed by the Norwegian State Housing Bank

The Norwegian State Housing Bank

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- The Norwegian State Housing Bank (NSHB) is the government's main implementing agency for housing policy, and uses financial measures to facilitate the achievement of housing policy goals.
- The most important financial measures are basic loans, start-up loans, housing grants and housing allowances.
- The NSHB also administers the government compensation scheme for renovation of schools and churches, provides loans to day-care centres and subsidises student housing.

Norwegian State Housing Bank

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- The Norwegian State Housing Bank's social housing policy role
- Providing housing for disadvantaged groups such as low-income families, homeless, immigrants / refugees, disable people and people with substance abuse and mental health problems

STATE OF THE HOUSING INDUSTRY PRESENTATION TEMPLATE.... CONT.

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2. How is social housing being delivered (public/private/combination)?

- The Norwegian Home Builders' Association has worked along two axis addressing the housing affordability.
- Influence the government to reduce regulatory requirements (burdens) that increase the construction cost.
- Motivate member companies to innovate products and processes to deliver homes, faster, cheaper and better

Six factors for affordable social housing

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□ *Standardization*

- For the concept homes to be cost-effective, no changes in the planned design are allowed, apart from putting together the different predefined options best suited for the particular project. Standardization of the design will affect the repetition in the construction phase. This leads to increased productivity and reduction of errors.

□ *More comprehensive planning*

- For all homes there must be prepared at detailed design documentation for all disciplines. Normally we deliver drawings in 1:50 with plan, sections and elevations as well as some details. For standardized affordable homes there should be delivered detailed drawing for precut and element production, detailed room schemes and descriptions. This includes the technical disciplines like, HVAC and electro. Better planning increase efficiency on the building site, and lower construction costs.

□ *Fixed suppliers*

- Many builders spend too much time shopping between suppliers of building materials. There should be pre-negotiated contracts with fixed prices, based on a fixed list of materials. This results in a streamlining of a predictable logistics and less waste. Also, when you procure big quantities, it will lead to better prices and reduced cost.

Six factors for affordable social housing

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□ *Simple design of the building*

- The architect must create a simple home with a basic building structure. We must avoid fancy and costly design. The building should not have unnecessary corners, bay windows, dormers and other costly elements. This contributes to a more predictable and cost effective construction of the home. However, the houses should at the same time been given a contemporary architectural expression, which is a quality that many will enjoy.

□ *Use of BIM modelling*

- The housing concept Flex is designed in BIM (Building Information Model). The models from all disciplines are merged into one optimized model. The models have gone through a quality assurance process, including clash detections. The use of BIM in the design phase enables a digital construction process, which includes the construction and facility management.

□ *Construction site management*

- In a project, good planning of the execution phase is an important factor for efficient construction. A well "trimmed" building process based on lean construction is a basis for efficiency for all actors at the construction site. Better interaction among the actors and better planning will create an environment where we make each other better. Digital construction using BIM enables just-in-time logistics. This saves a lot, both time, waste and errors at the construction site.



THANK YOU.



IHA Secretariat