



# Modern Methods of Construction Leadership and Integration Group

18th December 2025 9.30am-11.00am  
DETE Offices, Kildare Street, Conference  
Room 13A

## 1. Introductions, updates and matters arising

The acting Chair (Céline McHugh) welcomed the attendees to the meeting and noted apologies.

The Chair announced that this meeting would be her last LIG meeting due to Divisional level changes in DETE. She introduced Brian Walsh, Principal Officer who will assume responsibility for Construction Innovation, while Céline takes on a new role as Principal Officer for Enterprise Innovation policy and programmes in DETE.

The Minutes from the previous meeting on 10th July were agreed. Minutes will be posted on the external website.

Matters Arising from the previous meeting were discussed. It was agreed to defer the following presentations to the next industry format LIG meeting:

- **NSAI presentation on their Agrément Toolkit**
- **Construct Innovate presentation on the 'Standardize' Project.**

Representatives provided some updates since the last meeting:

- At the end of October, the Taoiseach visited the Ballyvolane site in Cork and met with the Built to Innovate team.
- The EIB Affordable Housing Conference was attended by DHLGH in Barcelona. Demonstration Products from across Europe were displayed. The trip included a site visit to a concrete modular dwelling 6 floors of concrete modular houses of social housing.
- DETE attended the Mod X MMC knowledge exchange trip in Scotland recently. Lessons learned were discussed.

- The European Affordable Housing Plan and the European Strategy for Housing Construction were recently launched. DHLGH informed the meeting that amongst the relevant areas of the Affordable Housing Plan were: digitisation of building permits, digital product passports, and standards. DHLGH also highlighted that there was 400 million euros of support for SMEs announced from EIB, and that the EU are currently seeking demonstration projects for offsite construction. There will be a housing summit in 2026, as well as a housing alliance made up of stakeholders. The High Level Construction Forum will act as a mechanism for implementing the European Strategy for Housing Construction.

**Action:**

- **LIG members to familiarise themselves with areas of the European Affordable Housing Plan and the European Strategy for Housing that are relevant to their area. [All]**
- **European Affordable Housing Plan to be circulated to LIG members for information**

## 2. Update on MMC Initiatives

The Chair invited updates on ongoing MMC-related Government initiatives.

**DFHERIS** provided some updates:

Work is progressing on the **MMC Demonstration Park**. Nearly €3 million in funding has been provided to the project to date. Groundworks are almost complete and the aim is to get the first units on site in Q1 2026, and to have the Demonstration Park open in 2026.

On the **MMC National Construction Training Campus** – there are now 500 learners across MMC related courses. The modular assembly training space is completed. The MMC documentary has been broadcast and shared on social media platforms. The MMC Accelerate Programme has achieved an almost even gender balance.

On the **Standardised Design Approaches Study**: DHLGH are working with DFHERIS to disseminate information to stakeholders. CITA Skillnet is

hosting material for education and trainers, with two packages for educators provided.

DHLGH will host a webinar as part of Construct Innovate's ongoing webinar series on standardisation on the 20<sup>th</sup> of January.

### **DPER updated on Build Digital:**

The Build Digital Annual Conference was held in October.

A steering group has been created to help implement BIM across all Local Authorities – consistency of approach across all local authorities is crucial. The Build Digital grant will end at the end of 2026. The Build Report 2025 was recently published. It reports that capacity and productivity are barriers to NDP delivery.

### **Enterprise Ireland** provided some updates:

The scheduled interim external review of **Construct Innovate** took place in November, and the report is now with Enterprise Ireland being reviewed. The Centre is currently funded into 2027. Once Enterprise Ireland have considered the report, they will feed back to the Department of Enterprise, Tourism and Employment.

**Enterprise Ireland has two actions relating to Built to Innovate** in the new housing plan. To date the Built to Innovate programme has supported 13 manufacturers and 29 building contractors. Going forward Enterprise Ireland will be focused on increasing the numbers of contractors and manufacturers using 'Lean' to drive productivity improvements in the factory and onsite. Enterprise Ireland will continue to work with DHLGH to promote Lean onsite through the Local Authorities.

Enterprise Ireland will engage with the Department of Finance on the introduction of a Strategic Financial Management training programme, as part of the Built to Innovate suite of supports, for residential construction companies.

**Action:**

- **EI to further engage with D/Finance in relation to the forthcoming new Built to Innovate support on financial management training. [EI]**
- **EI to contact LGMA re. working with local authorities. [EI]**

### **3. Work Programme for the LIG going forward in 2026**

DETE gave an overview of Chapter 3 in the new Housing Plan 'Increasing Skills, Adopting Modern Methods of Construction'. Reporting structures were discussed, including the Industry Capability Working Group. Actions included in the Housing Plan pertaining to MMC development were highlighted.

The floor was opened to a discussion on the work programme for the LIG going forward into 2026. The following points were noted:

- The new actions in Chapter 3 of *Delivering Homes, Building Communities* constitutes a new MMC roadmap for the LIG and can form the basis for the work of the LIG going forward.
- A UK-Ireland dimension and European dimension may also be part of the work programme.
- It was noted that there is a need for further engagement with SMEs on MMC and roll out of Lean processes; however, it was noted that there are approximately 50,000 independent operators who do not always have industry representative bodies so it can be hard to engage with this cohort. Construction Cluster Ireland may be a good contact in this regard.

**Actions:**

- **In the interests of time, the Chair invited members to provide any further written suggestions in relation to themes that the LIG could focus on during 2026.[All]**
- **Enterprise Ireland to consider how to engage with subcontractors on MMC and productivity improvements, for example 'Lean' processes.**

## 4. Action 3.3 (new housing plan) - Agrément process review

Introducing the item, the Chair informed the Group that the new Housing Plan includes an action to undertake an analysis of constraints on the NSAI Agrément process. The independent analysis will be overseen by DETE and a small steering group will be established in the coming weeks. A Terms of Reference to procure consultancy for the project is currently being developed.

**The floor was opened to a discussion and the following points were noted:**

- A Review of Agrément was previously undertaken in 2004, by Fitzpatrick's Associates.
- NSAI welcomed the review, and emphasised the importance of client confidentiality.
- The scope of the review will be well defined by DETE in advance.
- The review will examine the Agrément process itself and not the Building Regulations.
- It was suggested that a comparison of NSAI Agrément with similar processes in suitably sized countries could be useful.

**Action: LIG to be informed when the request for tender is issued [DETE]**

## 5. AOB & next meeting date

DHLGH gave an update on the UK-Ireland strategic relationship working group, which is led by D/Taoiseach to promote a strategic relationship.

**Actions:**

- **LIG members to consider suitable projects for promoting a strategic relationship.**
- **ToRs for the LIG to be recirculated for review by members, particularly in light of the new actions in the Housing Plan.**
- **No next meeting date was confirmed but it was agreed that it will include industry representatives.**

**Attendees**

Céline McHugh (Chair) DETE

Neil Kerrigan EI

Katie Naughton EI

Sean Armstrong DHLGH

Eadaoin Ní Fheargail DHLGH

Damian Henehan DFHERIS

Sarah Miley DFHERIS

James Shaw PER

Kevin Meaney PER

Kevin Ryan NSAI

Martin Searson NSAI

Mark Kelly Department of Education

Brian Walsh DETE

Mary O'Connor DETE

Alannah O'Donnell DETE

Alison Mannion DETE

**Apologies**

Caroline Timmons DHLGH

John Newham DETE

Micol Martinelli Enterprise Ireland

*DETE, 18<sup>th</sup> December 2025*