

Ministry of Housing and Municipalities statement - July 21, 2026

“The Affordable Housing Advisory Committee (AHAC) was formally established in March 2026, although the group had been meeting since the summer of 2025 to explore a range of affordable housing solutions. This work included evaluating alternatives to traditional construction methods, reviewing emergency housing options, and assessing innovative building systems to address Bermuda's housing needs. Its mandate was to identify resilient, cost-effective housing solutions capable of meeting Bermuda's affordability, durability and delivery objectives. While AHAC conducted the technical evaluation and made recommendations, procurement decisions and project delivery were the responsibility of the Bermuda Housing Corporation (BHC) and Bermuda Land Management Corporation (BLMC) under their respective statutory governance frameworks.

“The Committee comprised representatives from the Ministry of Housing and Municipalities, BHC and BLMC, including former Permanent Secretary Andrew Pettit (now succeeded by Permanent Secretary Jeane Nikolai), Special Advisor to the Minister of Housing and Municipalities and BHC Board Member Hugo Pereira, Policy Analyst Jane Brett, Senior Planning Officer Julie Marshall, BHC Board Chair Chris Famous, AHAC Chair and BHC Director Hugo Pereira, BHC Directors Senator Lauren Bell and Lakila Bell, BHC General Manager Paul Martin, Chief Financial Officer Mark Melo, Project Manager Keino Furbert-Jacobs, and BLMC Chief Executive Officer Andrew Dias.

“In response to the Minister's commitment in the House of Assembly, AHAC undertook a comprehensive evaluation of affordable housing systems and suppliers over several months. The assessment considered durability, lifecycle performance, hurricane resilience, compliance with Bermuda's building standards, construction timelines, supplier capability, opportunities for local workforce participation, logistics, cost and overall value for money. Nine international firms and multiple construction methodologies were evaluated, including traditional concrete block construction, volumetric modular, steel-framed modular and precast concrete systems.

“Throughout the evaluation, the Committee engaged with industry stakeholders and reviewed a substantial volume of technical information, supplier materials, research and comparable project data. The vendors evaluated included Stack Modular, Z-Modular, Bauhu, RAD, Coastal Precast Systems, Preconco, MICEM, Forsa, Cosmos and traditional construction alternatives. Following the technical assessment, Committee representatives visited the manufacturing facilities of some vendors to conduct direct evaluations of completed housing installations utilizing the proposed systems, including an on-site inspection of capsule housing units in use to assess performance under actual occupancy and environmental conditions. This formed part of the Committee's broader due diligence process prior to making its recommendations.

“Questions relating to contract awards, financing arrangements and project delivery decisions fall within the remit of BHC and BLMC as the entities responsible for procurement and financing. Any disclosure of commercial or financing information will be made by those organisations in accordance with their governance and legal obligations.”