

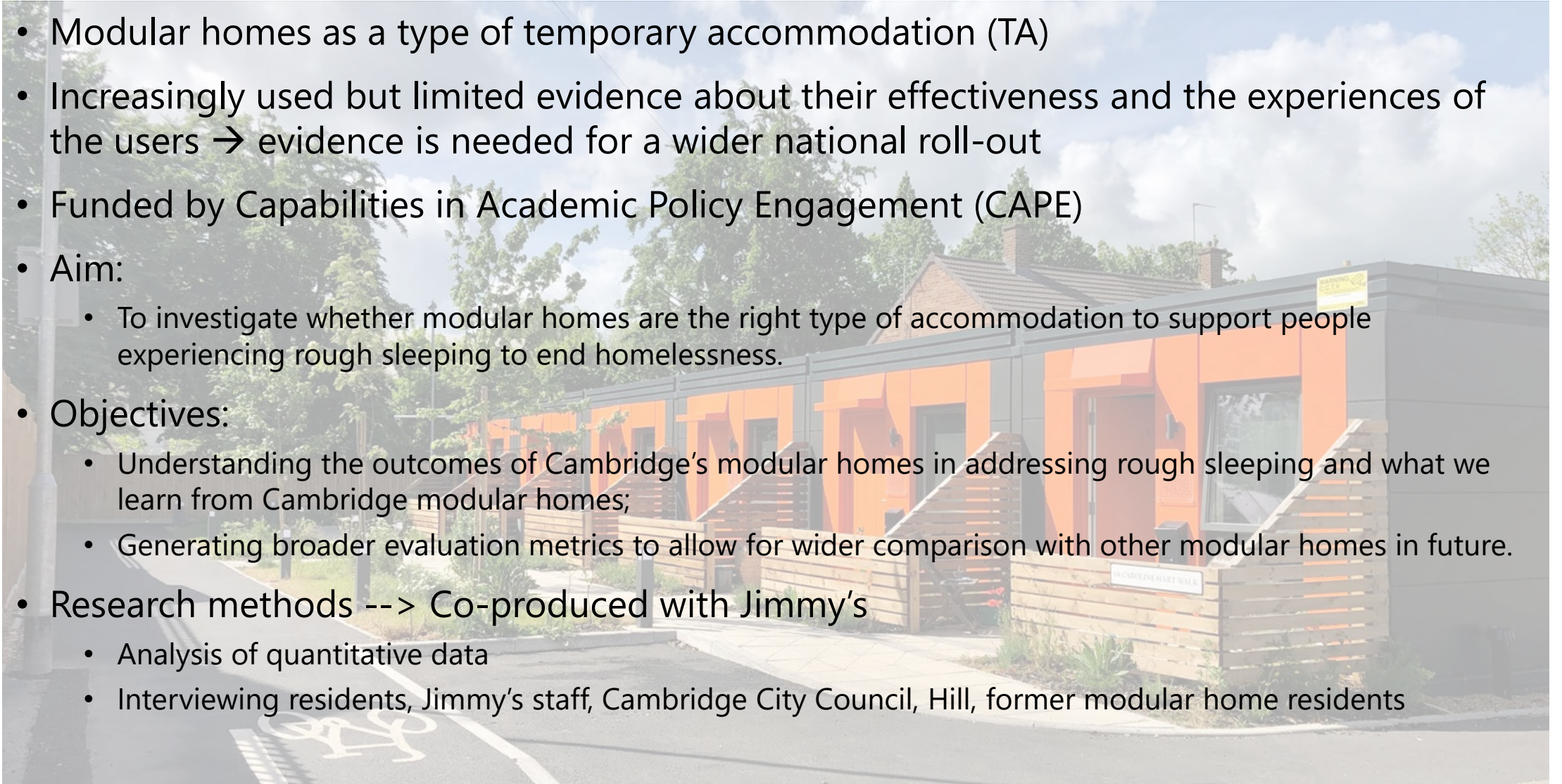
The role of modular homes in addressing homelessness: Cambridge's modular homes

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Jimmy's Cambridge

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Introduction

- Modular homes as a type of temporary accommodation (TA)
- Increasingly used but limited evidence about their effectiveness and the experiences of the users → evidence is needed for a wider national roll-out
- Funded by Capabilities in Academic Policy Engagement (CAPE)
- Aim:
 - To investigate whether modular homes are the right type of accommodation to support people experiencing rough sleeping to end homelessness.
- Objectives:
 - Understanding the outcomes of Cambridge's modular homes in addressing rough sleeping and what we learn from Cambridge modular homes;
 - Generating broader evaluation metrics to allow for wider comparison with other modular homes in future.
- Research methods --> Co-produced with Jimmy's
 - Analysis of quantitative data
 - Interviewing residents, Jimmy's staff, Cambridge City Council, Hill, former modular home residents



Jimmy's modular homes

- 22 modular homes
- All self-contained each with a fitted kitchen, living space, bathroom and separate bedroom.
- Housing people experiencing rough sleeping

Site	No of units	Launch date	Construction team
1	6	2020	Allia & New Meaning Foundation
2	4	Dec 2020	The Hill Group
3	6	Jan 2021	The Hill Group
4	6	July 2021	The Hill Group



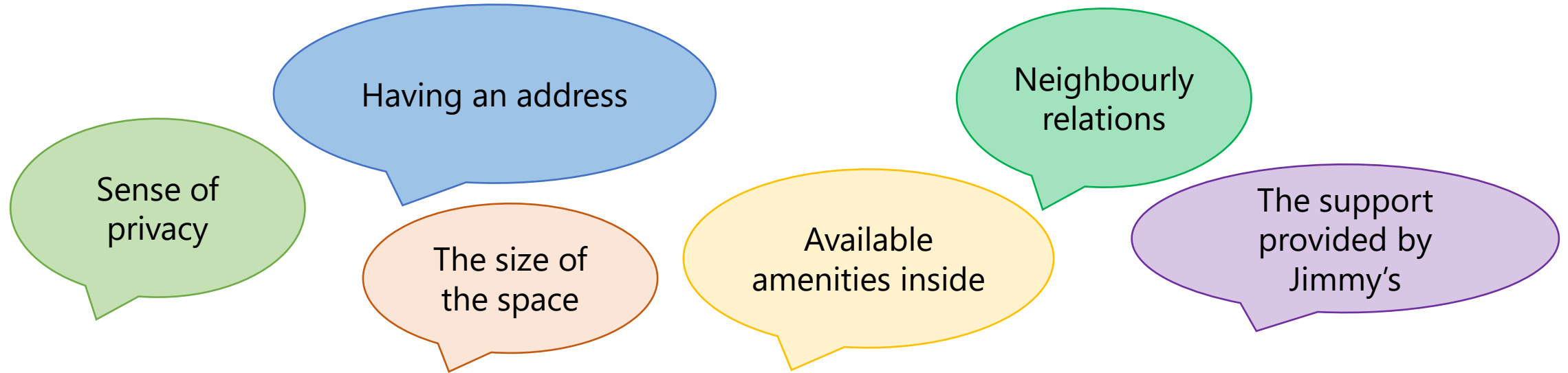
▲ New Meaning Foundation units in Cambridge



▲ The Hill Group SoloHaus units in Cambridge

Jimmy's resident experiences

- Life experiences before moving to a modular home
- Experience of living in a modular home



- Future plans
 - Managing alcohol and drug consumption
 - Finding employment
 - Securing permanent accommodation

Key aspects of the modular homes

Admission setup

- Referral criteria and selection process
- Challenges with the referral system

Tenancy setup

- Tenancy agreement
- Pre-tenancy work

Support setup

- Supporting the residents
- Level of support need

Physical setup

- The design of the sites
- Number of units per site
- CCTV and maintenance

Outcomes

- Challenging to ascertain what is a good outcome → vary from one person to another depending on their life experiences and their goals:
 - For some reducing alcohol consumption might be an important outcome, for others, it might be moving into settled long-term accommodation.



Outcomes

- Housing outcomes
 - Diversity of desired housing outcomes for residents
 - Moving on into a secured social tenancy is the most desired outcome, but a few expressed that for them being able to stay in their modular home permanently is what they perceive as the best outcome.

I hope to get my own flat that I could stay in.

I don't want a council flat; I have been there and done that, it wasn't good for me [...]. The flat was really bad, I was left there without any help [...]. It is the first time in 20 years that I've actually felt settled [...] If someone come and say, look, you've got move out, we'll give you a place. I'll just walk away and just will be on the streets.

Outcomes

- Housing outcomes
- Physical and mental health outcomes
 - Dental problems, chronic diseases, accidents which severely affected their health, and physical issues related to alcohol and drug misuse
 - Anxiety and depression
- Drug and alcohol use management

I'd love to be totally clean. Which I'm nearly there [...]. I've got to fully get off these four things: drink, crack, heroin and methadone. I'm on my way [...] I've been on these things since I was 15 years of age. I'm 48 now, [...] the most important thing for me to do is to get clean ... I'm doing really good.

I've got my mental state back since I've been here. I'm helping myself more. Little by little, even though it's taken a bit of time, but I had a rough time out on the streets. It is just nice to have somewhere to go where I can be on my own.

Outcomes

- Housing outcomes
- Physical and mental health outcomes
- Drug and alcohol use management
- Social integration and relationship with family



I've really fitted into the community well. I take people's dogs for a walk [...] or do a bit of gardening, usually for older people who can't manage.

Outcomes

- Housing outcomes
- Physical and mental health outcomes
- Drug and alcohol use management
- Social integration and relationship with family
- Skills and Employment

I'm hoping to get a driving job, I've been looking on the internet, on Indeed and Total Job to work as a driver, it's been quite difficult to find anything.

Recommendations

- Allocation process and pre-tenancy work
 - Detailed information about an applicant's background should be provided to help the support provider put in place an appropriate level of support for that resident.
 - Pre-tenancy work to facilitate the transition to living in relative independence in the modular homes.
- Tenancy agreement
 - Offering licences instead of assured shorthold tenancies (ASTs)
 - Being flexible with the length of tenure
- Supporting the residents
 - Providing a person-centred support plan
 - Provision of specialised support, including mental health support services and drug and alcohol support services
 - Improving support for people experiencing homelessness to find and maintain employment
- Site design
 - Providing good quality green space to improve the residents' quality of life
 - Number of units on a site

Conclusion

- The modular homes are a type of accommodation in-between traditional types of temporary accommodation and fully independent living accommodation, which can be understood as a quasi-independent housing type.
- Using modular solutions as temporary accommodation to prepare people to live independently works best where the housing offer is combined with support.
- A useful next step: to evaluate the different types of modular housing schemes housing a variety of residents across the country to provide evidence of their outcomes, and to compare with other types of temporary housing provision.
- The evaluation metrics that were developed can serve as a starting point to facilitate wider comparison of modular home schemes.

Thank you!

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