

MODULAR HOUSING & HOMELESSNESS - 5 LESSONS FOR DELIVERY

COUNCILS BUILDING HOMES – 15TH MARCH 2023

WHO ARE WE?

- Rory Lowings
 - Project Manager for the Solohaus Modular Housing system at Hill
- Hill
 - UK's second largest privately owned housebuilder
 - Delivered over a dozen turn-key modular housing schemes for homeless accommodation across the South and East over the last 2 years.
- Volumetric Modular
 - 300+ modular homes built over the last 2 years
 - 1B1P, 1B2P and 3b6P modular homes currently produced.



1 – SITES MATTER



- Size of site - determines number of new residents – determines design
- Location of site determines accessibility for new residents
- Duration of lease determines funding availability / construction method

2 – FUTURE RESIDENTS MATTER

- Some modular products enable independent living, others more suitable for supported / shelters housing.
- Will residents be allocated a modular home from the housing list, or another route?
- Different cohorts may have different needs.



3 – THE MANAGEMENT STRATEGY MATTERS

- Have a support plan in place for residents
- Decide how long residents will be offered housing for
- Decide how evictions will be carried out
- Which bills will they be expected to pay: how independently will they be living?



4. HANDLING PLANNING AND LOCAL FEEDBACK

- Same concerns about homeless client group apply everywhere in local communities
- Planning officers & building control focus on build quality and meeting standards
- UK modular industry can help you with the standards – human element comes from the housing provider



5 – MODULAR DEVELOPERS WILL HELP

