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