

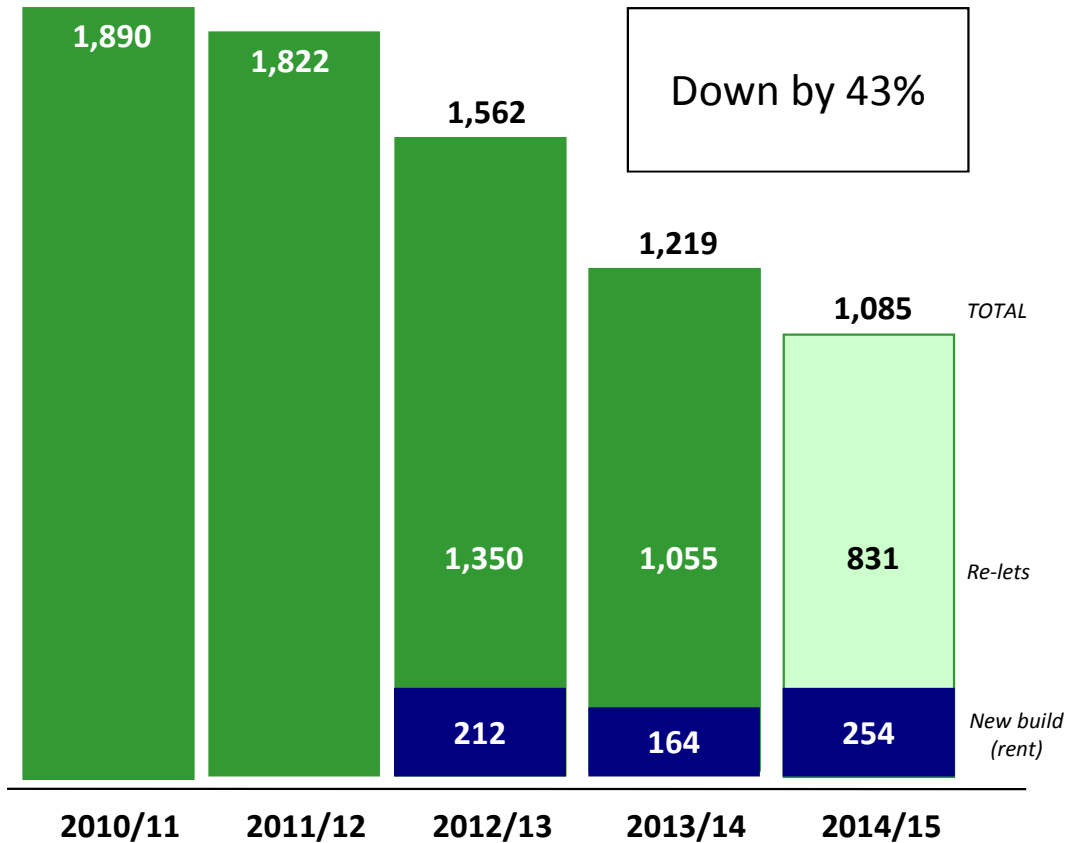
Re-usable Temporary Housing



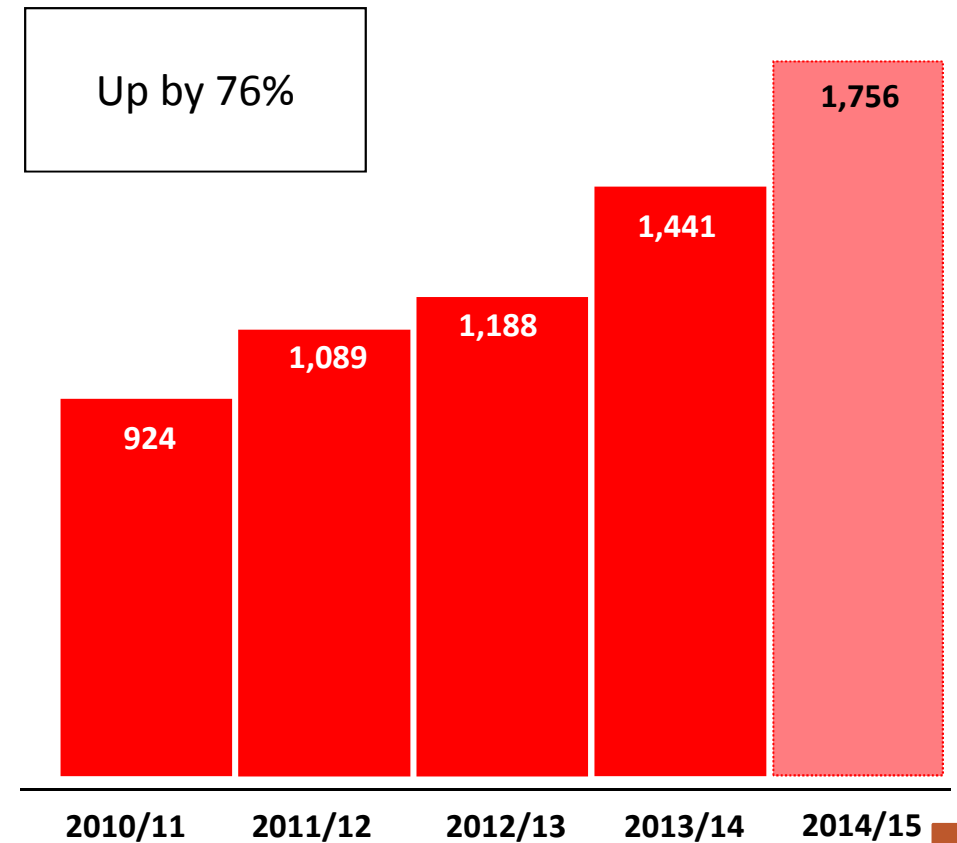
Piloting a new approach to temporary accommodation on vacant development land

Context: supply & demand

Number of available lets, 2010/11 to 2014/15 (projected)



Number of homeless households going into temporary accommodation, 2010/11 to 2014/15 (at January)



The biggest gap...

Lettings performance - (reported monthly)

(E) **Housing register (HR) analysis**

	Bed size					Total
	Studio	1	2	3	4+	
Applicants on housing register - 2014/15 ytd	4	1,965	3,309	2,377	965	8,620
Homeless on HR - 2014/15 ytd	0	91	776	235	105	1,207
% Homeless on HR - 2014/15 ytd						14.0%

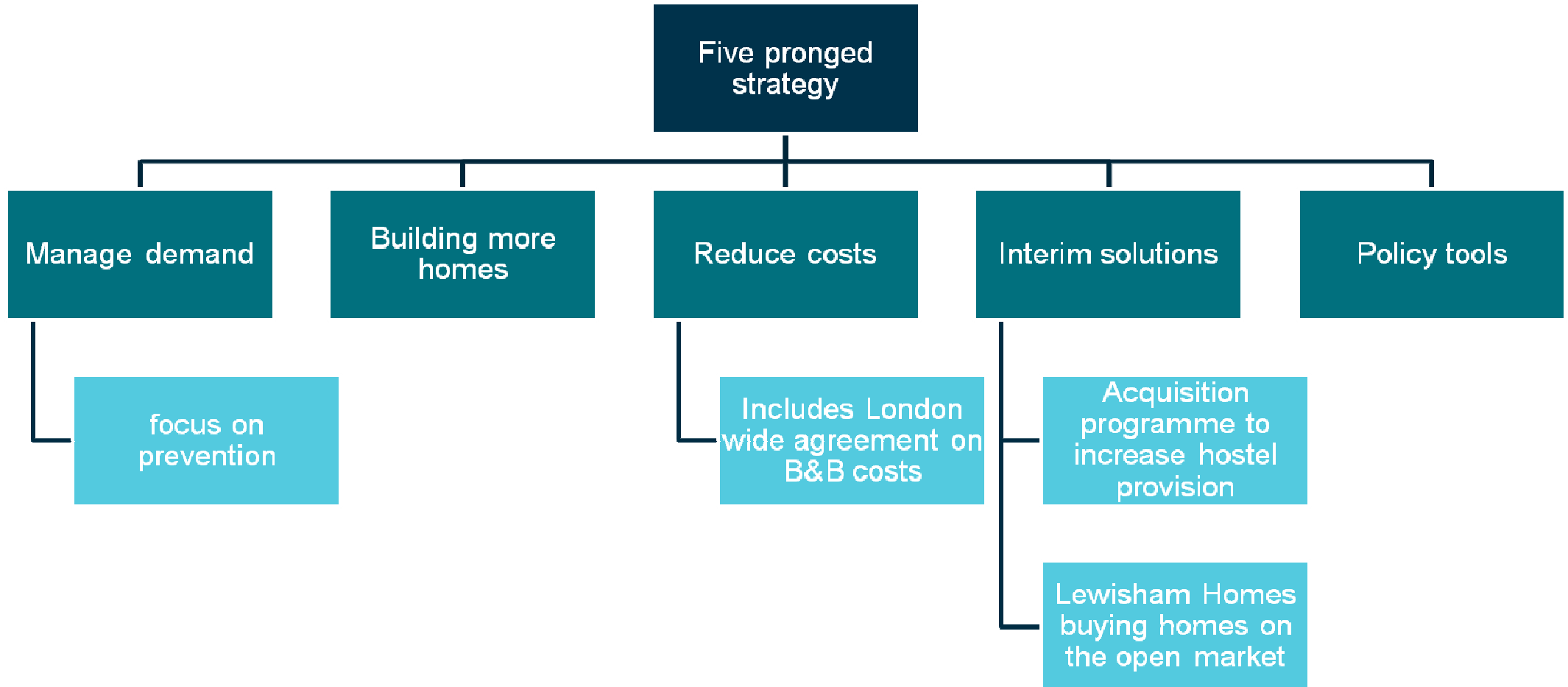
(F) **Households in nightly paid by bed size required - 2014/15**

Accommodation required	1 bed	2 bed	3	4 bed	5+ bed
Total	88	299	155	27	10
Grand total					579

(G) **YTD Lets by bed size**

	Bed size					Total
	Studio	1	2	3	4+	
Lets to homeless on HR	0	27	115	43	19	204
Lets to other rehousing reasons	28	239	79	64	9	419
Total lets	28	266	194	107	28	623
Lets to families for all rehousing reasons			194	107	28	329
Total Lets by bed size - 2013/14	79	450	437	199	54	1,219

Context: our response



Three questions

1. What is the quickest way of meeting this demand?
2. How do we maximise the use of vacant and valuable land?
3. How can we do that in a “regenerative” way, to drive interest and footfall, and signal our intent?

New technology, re-usable housing

- Homes built off-site using modern construction technologies
- Homes designed around the product, rather than generic design and build
- Lower costs, and cost certainty
- Shorter deployment programme, fewer programme risks ...
- Housing “production line”
- New technologies enable construction, de-construction and re-construction



In theory, can help in a number of ways...

- 1. Deploy structures onto vacant sites while longer term plans are being developed***
- 2. Create flexible structures for a range of future uses***
- 3. Enable on-site decant on regeneration schemes***
- 4. Use modern methods as part of our new homes build programme***

Making the case

- Engaged market leading specialists across more than one field:
 - Rogers Stirk Harbour to lead a design feasibility exercise on a given site
 - SIG systems to provide technical feasibility and structural design input based on their patented InsuShell model
- Brief: on this site, advise on how a modern method of construction could meet the objectives as set out previously



Rogers Stirk Harbour

- Pre-eminent UK architect with a strong focus on affordable housing and inner city regeneration
- Developed the “HomeShell” concept home which was constructed within 24 hours and can be redeployed.
- Working with YMCA Merton to develop the model further to create the “Y-Cube” one bed home



Sheffield Insulation Group



- FTSE 250 listed company with revenue of £1.2bn in 2013, and holds patent for InsuShell.
- Delivered Olympic Velodrome, and moving into housing with “House” development for Urban Splash



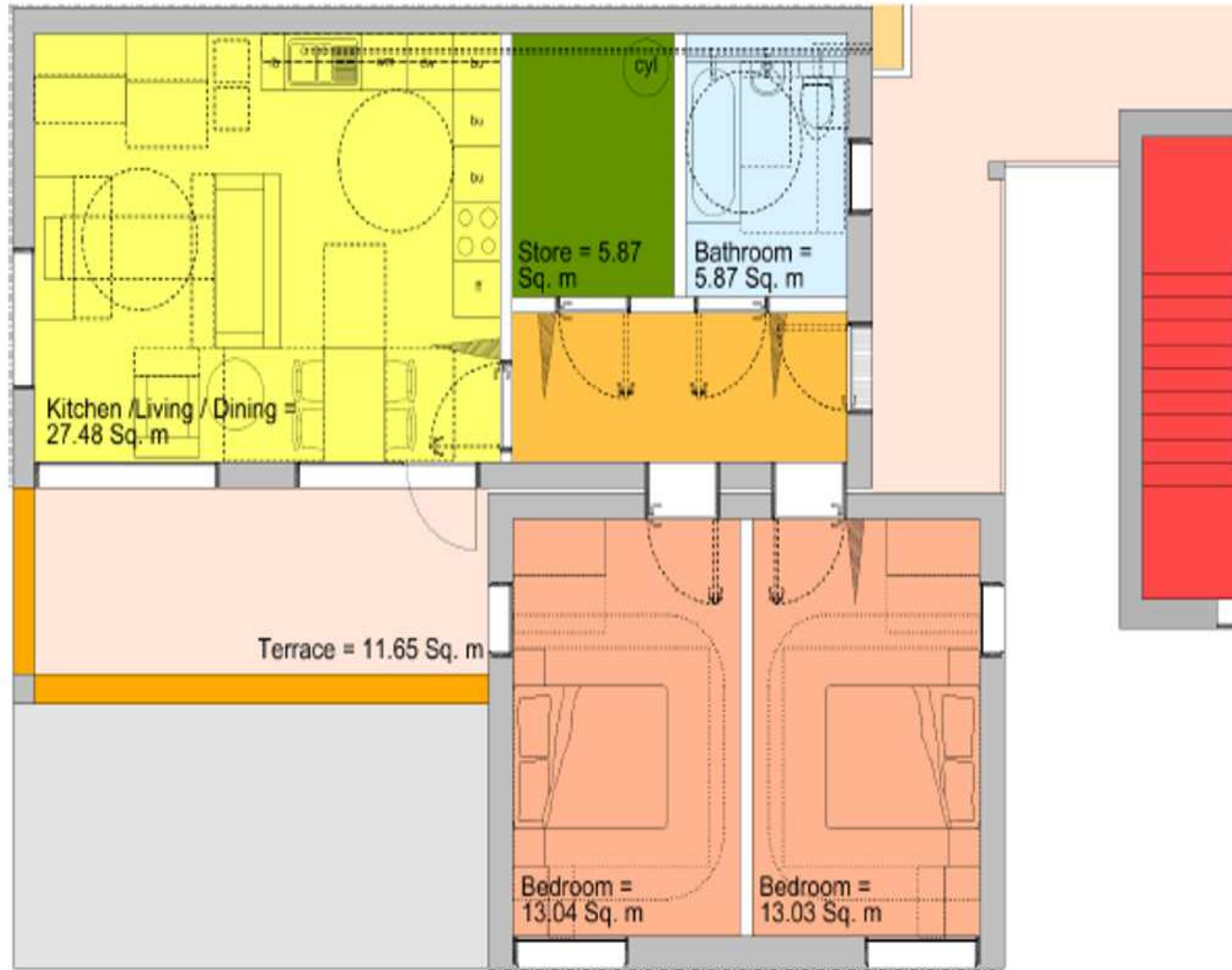
**Buy space
not rooms**

First decide how much
space you want THEN
how you want to use it

The proposal



The homes



Enterprise hub



TOUCHDOWN / HIGH LOW

“Re-usability”



Cost and return on investment

- Build costs
 - Units: £1,200 per sqm, £105k per unit
 - Total build including landscaping and ground floor, £131k per unit
- Income
 - Estimated savings per unit by taking families out of B&B = £20k (£2m/4 years)
 - Estimated net rent per unit £5,000 (£0.5m/4 years)
- Cost of move
 - c£800k
- Generates £4m benefit to Council over 30 years, OR
- Pays for itself in 8 years
- This assumes no income on commercial units, no external support or sponsorship, no alternative rental types (i.e. could be PRS in the future).

Programme

- Decision to proceed: October 14
- Planning submission: February 15
- Planning consent, contractor appointment, handover: May 15
- Assembly: July – September
- Residential units occupied: November
- Commercial units occupied: January 16
- Scheme moves to another location: 2019

Any questions?