



VOLUMETRIC™

CASE STUDY

IPSWICH BOROUGH COUNCIL

CLIENT

Ipswich Borough Council

PROJECT MANAGEMENT

Hill Group

ENGINEERING DESIGN

Cogent Consulting

INFRASTRUCTURE

Hill Group

INSTALLATION

Volumetric Modular

MODULHAUS™ PROVIDES SOLUTION FOR IPSWICH HOMELESS

Ipswich Borough Council recently took delivery of eight modular homes that will be used to accommodate formerly homeless residents. Each tenant will stay for a maximum of two years and will be allocated a support worker to help them prepare for a return to work and fully independent living.

Designed and developed by **VOLUMETRIC™**, a specialist manufacturer of custom-built homeless solutions – **MODULHAUS™** is a new concept in volumetric modular homes for rough sleepers that has been developed and rigorously tested to help overcome the nationwide crisis.

Offering a safe, independent and innovative interim housing solution these modular homes allow individuals to find the stability they need to secure a reliable income before making the transition to a permanent home.

Ipswich Borough Council is adopting a multi-agency approach to this initiative including the police to decide the suitability of tenants. The eight modular homes are for the use of single people in Ipswich who have been living in emergency accommodation.

As these homes have been designed and manufactured to meet a specific need, close collaboration with Councils, Local Authorities and Third Sector Organisations was involved to ensure the design and specification is fit for purpose.



RAPID, AFFORDABLE AND ENERGY EFFICIENT

MODULHAUS™ is a relocatable and robust home with a 60year design-life (BOPAS Certified) that offers exceptional energy efficiency, outstanding functional performance (in terms of acoustics, fire performance, robustness and durability) and is LABC Assured.

Delivered 100% complete, ready for simple site connection and commissioning, the super energy efficient **MODULHAUS™** homes reduce ongoing energy costs to less than £5 per week – relieving the burden of ongoing expenses associated with traditional temporary accommodation and negating full poverty.

FUTUREPROOF STRATEGY

Meeting the guidelines outlined by the Future Homes Standard, **MODULHAUS™** homes significantly exceed energy efficiency and sustainable requirements. Units are 100% factory fitted, delivered in one load, minimising traffic to site. Installation on six foundation pads, reduces groundworks and minimises on-site waste.

Low energy lighting and white goods together with controlled flow shower mixers and dual flush cisterns are factory fitted to minimise energy and water consumption. Renewable energy technology is built into every module including Air Source Heat Pumps (ASHP), Mechanical Ventilation and Heat Recovery (MVHR) systems. Combined with a highly airtight and well insulated structure, U-values as low as 0.09W/m²K are achieved. In addition, the airtightness achieved in using volumetric modular approaches enhances in use energy efficiency reducing carbon omissions for the lifetime of the building.

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POSITIVE OUTCOMES

Through an unparalleled range of skills, the offsite manufacturing experts at **VOLUMETRIC™** have dedicated time to developing a practical, robust and cost-effective homeless solution to specifically meet the needs of those who have limited resources and yet are striving to put an end to rough sleeping.

Councillor Neil MacDonald, Ipswich Borough Council's Housing and Health portfolio holder, said: "This carefully designed housing solution is a stepping stone to a permanent home for formerly homeless people – it provides them with a safe space where they can receive dedicated support that will help them develop the skills they need to get in to work and to live independently. We look forward to welcoming tenants and helping them get started on their journeys."