

THE HAUS COLLECTION

An innovative solution to the housing crisis



An innovative and celebrated housing solution



INTRODUCING THE HAUS COLLECTION

The Haus Collection of homes are an innovative and low-cost housing solution. They are safe, welcoming spaces built to the highest standards of sustainability, efficiency, safety and durability, with a 60-year life span.

These unique spaces are specifically designed with longevity and affordability in mind. As an independent living space for singles, couples and families, they provide a pre-furnished home suitable for most and are built with energy efficiency in mind in order to keep running costs to a minimum.

The modular technology of The Haus Collection is the future in how we are able to deliver temporary accommodation.



CGIs are indicative only. The SoloHaus will benefit from being supplied with the majority of furnishings shown.

THE STARTING POINT: SOLOHAUS

To celebrate The Hill Group's 20th Anniversary, CEO and founder Andy Hill wanted to do something to give back to the community, and so Foundation 200 was born.

Foundation 200 is a dedicated pledge to design, build and gift 200 free homes in order to provide thousands of people a meanwhile home, in a safe, secure, purpose-built single dwelling.

To fulfil the ambition of Foundation 200, Hill used its home building expertise to create the SoloHaus home – the very first modular home specifically designed to honour this pledge to help those in need of housing.

To help create these unique single person dwellings, The Hill Group took a 50% stake in a start-up design and manufacturing business, Volumetric Modular Ltd. Based in Shrewsbury, Volumetric design and construct various MMC products, both for The Hill Group and eventually for third party customers. These homes were designed to be:

- **Energy efficient** – using modern building solutions to ensure that energy costs are low and the homes are easy for low-income residents to live in.
- **Durable** – providing a useful long-term housing asset.
- **Flexible** – easy to transport to anywhere in the country and easy to relocate if necessary.
- **High quality** – offering a self-contained, safe and comfortable home to individuals.



A proud moment outside of the Houses of Parliament.

OUR PARTNERSHIPS

The Hill Group is proud to partner with some of the most innovative organisations currently working to beat the housing crisis.

These include Jimmy's in Cambridge, a charity which has offered round-the-clock support to unhoused people for over 25 years. They were the beneficiaries of the first three Foundation 200 schemes.

We are donating SoloHaus homes to support the Salvation Army's Malachi Homes initiative, a UK-wide rollout of their critically acclaimed modular housing scheme in Ilford. The first of these schemes was completed in Southend-on-Sea in July 2022.

We are also proud to be working with Emmaus, whose existing residential housing scheme in Waterbeach, Cambridgeshire represents an ideal community for people seeking to rebuild their lives.



"The SoloHaus homes will play a vital role in making sure that nobody need sleep rough in Cornwall."

Councillor Olly Monk, Portfolio Holder for Planning & Housing at Cornwall Council



As part of the development process, we involve local stakeholders, including residents and schools, in the delivery of individual schemes to give the community a sense of ownership of the projects. For our Cambridge projects, we invited the children from The Fields Nursery to look around the homes and help the team pot up a planter for each terrace, along with herb plants for the kitchens.

To raise awareness of the initiative, a SoloHaus home was placed outside the Houses of Parliament in summer 2021.



THE NEXT CHAPTER: THE HAUS COLLECTION

Following the success of the SoloHaus home and significant additional demand, we have grown the project even further. In September 2022, we launched the DuoHaus and the FamilyHaus. Together with the SoloHaus, these homes form The Haus Collection.



CGIs are indicative only. The SoloHaus will benefit from being supplied with the majority of furnishings shown.

INSIDE THE SOLOHAUS HOME



Every SoloHaus home is delivered fully furnished, equipped and ready to move into.

Resident benefits:

- Energy efficient and cheap to run
- Safe and secure
- Fully fitted kitchen
- Low energy white goods provided
- Insulated to be warm in winter and cool in summer
- Card operated electric meter, to encourage budgeting
- Integrated cabling for broadband and TV connectivity
- Simple to use Operation and Maintenance Manual provided with each home
- Fully furnished living/dining area, bedroom with storage and bathroom with shower
- Everything residents need provided, from plates and cutlery to bedding and towels
- Composite door and windows

CGI is indicative only. The SoloHaus will benefit from being supplied with the majority of furnishings shown.

INSIDE THE DUOHAUS HOME



Measuring one metre longer than the SoloHaus, the DuoHaus is designed for two people, with an internal layout that creates more space in the bedroom and kitchen/diner.

The DuoHaus incorporates learnings from deploying SoloHaus homes with our clients over the last two years. In addition to a new colour palette and fitted IKEA kitchen, the DuoHaus includes:

Resident benefits:

- Smart-link smoke alarms, allowing for remote monitoring
- Pay as you go electric meter with roaming sim card, allowing for remote top-up
- Higher specification windows and doors with improved u-values
- Higher specification MVHR with a multi-speed boost function
- Improved plumbing layout to assist accessibility for maintenance
- Underfloor heating with two control zones, in the bedroom and living room
- Increased storage
- Fibre optic connection in parallel with COAX and Cat5 cabling

CGI is indicative only. The DuoHaus will benefit from being supplied with the majority of furnishings shown.



INSIDE THE FAMILYHAUS HOME

The FamilyHaus joins two DuoHaus hulls together to make a home large enough for families.

The FamilyHaus can be arranged in a two or three bedroom configuration, with each bedroom large enough for a double bed, two single beds or bunks.

Kitchens and bathrooms are finished to the same high specification as the SoloHaus and DuoHaus, and the homes meet the same high energy and acoustic performance. The homes are supplied with individual Air Source Heat Pumps providing heating and hot water.

The FamilyHaus incorporates all the same features as the DuoHaus modules. Optional additions can be added across the range. These include:

- Automist fire suppression
- Double sofa bed in the living room
- Solar PV roof rack for a Carbon Net Zero housing scheme



CGIs are indicative only. The FamilyHaus will benefit from being supplied with the majority of furnishings shown.

REBUILDING LIVES STEP BY STEP

The Haus Collection homes are quick to construct, and easy to transport and install.



Design benefits:

- Built off site in a factory to Future Homes Standard
- BOPAS accredited with a 60-year life span – enables grants, loans and mortgages
- Building Control approved design
- Constructed with A1/A2 fire rated building materials
- Manufactured in just 20 days
- Easy to transport, deliver and install – can be lifted off a flatbed lorry in 30 minutes
- Tough exterior, with steel frame and steel walls, to provide a durable asset for charities and local authorities
- Designed with homeless stakeholder groups to be anti-ligature, secure and to reduce the risk of cuckooing and other antisocial behaviour

Construction features:

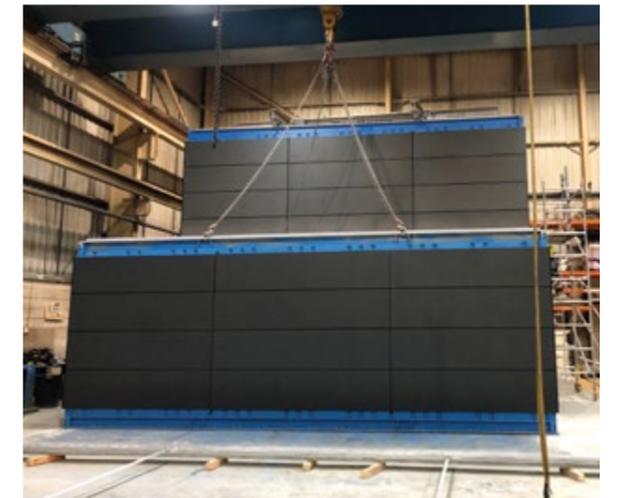
- Stackable to two storeys
- Sits on foundation pads to minimise groundworks
- Requires only electric, water and waste connections
- Heated via an Air Source Heat Pump
- Soil vent pipe and rainwater outlet
- Controlled flow shower mixer and dual flush cistern to minimise water consumption
- High quality fixtures and fittings throughout
- Factory environment assembly
- Quality checked throughout assembly process
- Fully tested and commissioned pre-delivery
- Fully traceable factory inspection and test plan linked to unique serial number

HOW THE SOLOHAUS HOMES ARE BUILT

With strategically placed factories in Telford and Shrewsbury, the homes can be built and transported across the country at speed.

Working with our partners Volumetric Modular Ltd, each home can be built in 20 working days, with a build programme on site of eight to 10 weeks. We are manufacturing six per week (circa 300 units per year), with the capacity to take up to 500 units per annum.

Each unit is designed with steel frames and walls using the ModulHaus technological system to provide cutting edge acoustic and thermal insulation that exceeds regulations. Each one is delivered on a single lorry and arrives ready for easy and practical installation. The commissioning process includes a site installation and test plan.



ENERGY EFFICIENT, WARM AND COMFORTABLE

With space at a premium, every inch of the home is used to maximum efficiency. Taking furniture into account, we have created doorways and turning circles within the homes to meet the requirements of Part M4(2) of the building regulations, allowing them to be easily adapted for wheelchair users.

The most significant achievement is the combination of air tightness and insulation which ensures a warm, quiet living environment that is at least as good as a traditionally built home. This focus on insulation and heat retention allows for both physical comfort and a lower energy draw for the home, making it exceptionally cheap for users to live in as well.

When we built the prototype in 2019, it was designed to have its hot water and heating provided by an air-source heat pump. The UK Government has since recognised this low-carbon technology as the ideal heating solution for the future and now issues grants to help households phase out their boilers and replace them with Air Source Heat Pumps (ASHP).

HOW OUR HOMES ARE MAKING A DIFFERENCE

Armitage Place

Number of homes: 8

Location: City of Ipswich

Completed: June 2021

We designed a custom SoloHaus scheme for Ipswich City Council on a disused recycling centre.

The scheme is now used by the council for move-on accommodation for local homeless people living in emergency accommodation. Each resident is allocated a support worker to help them prepare to return to fully independent living.

This scheme was commended at the Ipswich Society's 2021 architectural awards.



Olive Morris Court

Number of homes: 32 plus 1 unit retained by LBH as a site office

Location: Tottenham, London

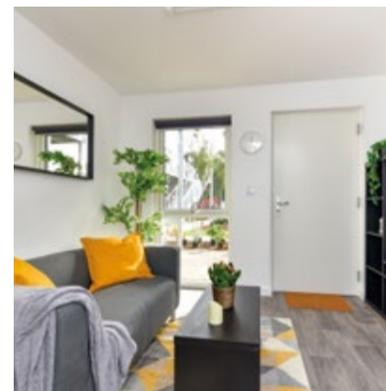
Completed: October 2021

London Borough of Haringey Council brought forward the ambitious Olive Morris Court scheme using an area of waste ground in their ownership, close to South Tottenham overground station.

This scheme uses one of the units provided as a site office, with 24/7 on-site support for residents. CCTV monitoring has also been integrated into the scheme. Local residents, organised by the Citizens UK campaign group, supported the scheme through the planning process. Olive Morris Court is also our first 2-storey development in the UK. The 33 homes took just five days to install.

In 2022, Olive Morris Court has been shortlisted for multiple housing awards including:

- **British Homes Awards - Affordable Housing**
- **Inside Housing Development Awards**
- **Best Healthy Homes Development**
- **Inside Housing Development Awards - Best Partnership**



ACHIEVEMENTS SO FAR

Since 2020, The Hill Group has provided 150 SoloHaus homes to local authorities and charities across the UK, with housing projects being delivered from Suffolk to Cornwall. We are delighted that we have been able to gift 84 homes through the Foundation 200 initiative already, exceeding our target of 80 at the end of year two.

The SoloHaus is now a comfortable, fully furnished home for dozens of people in the UK. We want to work with ambitious partners in the affordable housing sector to offer this flexible, low-carbon housing solution to thousands more people in the years to come.

The SoloHaus has also won two awards since its launch: the Social Impact Initiative Award at the RESI awards 2021; and the Ipswich Society Commendation for Affordable Housing 2021. It has also been nominated for the Inside Housing Awards and the British Homes Awards 2022*.



“The whole business is taking huge pride in delivering these initiatives. While we will not solve the issue of homelessness on our own today, we are taking a big step in the right direction, and are looking forward to working with other partners to continue this progress.”

Andy Hill, CEO and Founder
Hill Group

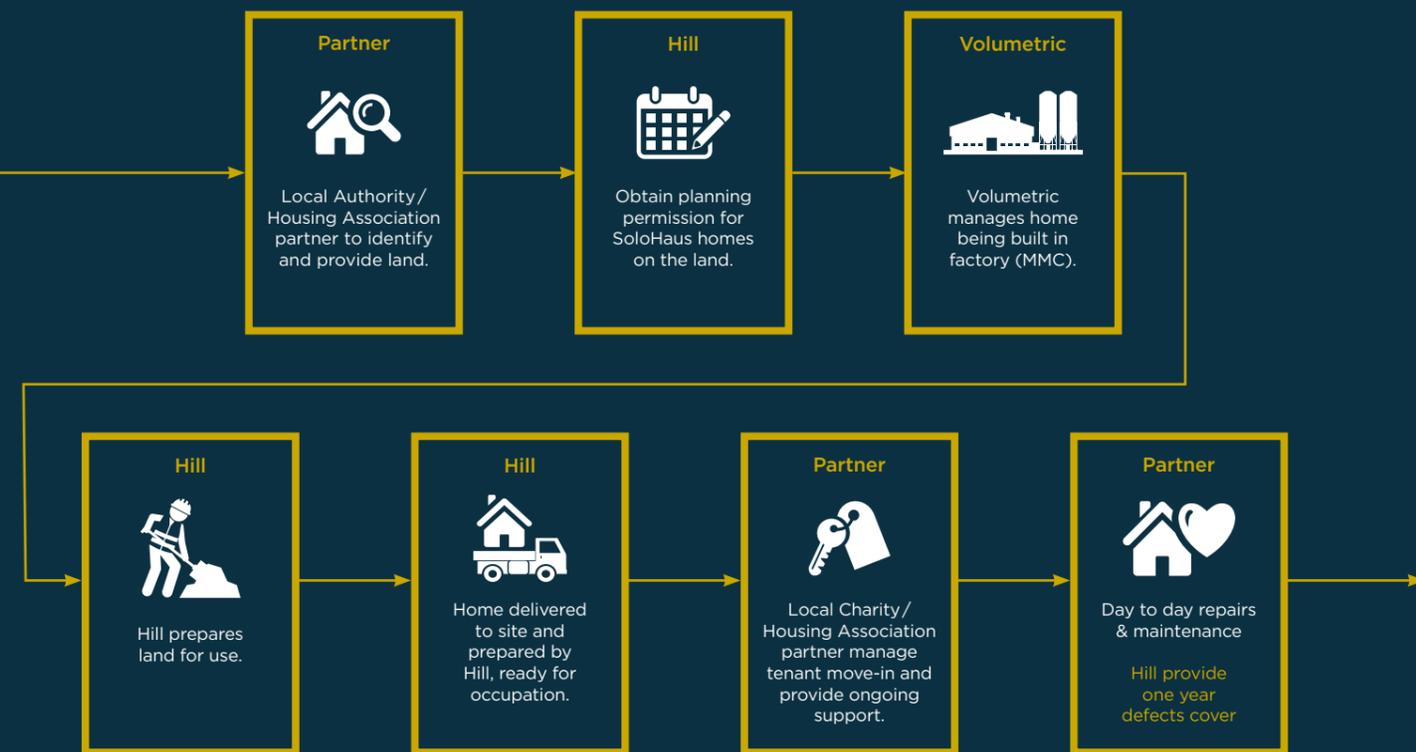
Our awards



HOW TO BE PART OF THE SOLUTION

We are excited about working with Housing Associations and councils across the country to bring the benefits of The Haus Collection to more people in need. If you are interested in using any of The Haus Collection homes as part of your housing solution, please get in touch with us.

How the process works



If you would like to partner with us and find out more about these homes, please contact us: enquiries@solohaus.co.uk

CREATING INNOVATIVE PLACES TO LIVE



Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey for five consecutive years.

Hill builds around 2,800 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

Follow us on Facebook and Instagram
@CreatedbyHill

Volumetric is a specialist manufacturer of award-winning modular homes, offering a sustainable and cost-effective solution to growing temporary accommodation needs.

Providing a new concept in volumetric modular homes, The Haus Collection offers a sustainable and cost-effective solution to growing temporary accommodation needs across many public and third sector needs. Utilising offsite methods and volumetric modular technology, these BOPAS Certified and LABC Assured homes are robust, reliable, and relocatable over a 60-year design life.

From social housing to help combat the homelessness crisis to providing overnight accommodation for healthcare and keyworkers, The Haus Collection provides a safe, secure, and comfortable home, fully equipped with low-energy white goods and modern furnishings.

Based on extensive market research and utilising expert offsite industry knowledge, VOLUMETRIC™ designed and developed The Haus Collection solution to create quality-assured homes that deliver outstanding functional performance and energy efficiency, with exceptionally low running costs.



Oaks Cross, Stevenage



Janet Jones Walk, Cambridge



Saltreach Close, Southend



hill.co.uk