

## Presentation

It is clear from government statistics that the target for new build houses of some 300,000 houses per annum is not being achieved. It is therefore correspondingly clear that the number of affordable houses within this target will not be met. This is despite the government setting aside the vast sum of £2 billion to subsidise the building of 60,000 new dwellings across the country by the end of the decade, in order to support the wider growth and regeneration of local areas, as well as towns. In fact none were built, and the budget to be used was redirected elsewhere. The government of the day had already spent £174m on acquiring and preparing sites originally intended for building starter homes. Particular areas targeted for affordable starter homes were Plymouth, Bury, Basildon, Stockport, Bridgewater, Cinderford and Bristol.

This is particularly disappointing after raising the expectations of many, that more houses and in particular more affordable housing would be made available, and continues to demonstrate the downward trend of house building since its peak years of the late 1960's and early 1970's when in excess of 350,000 houses per annum were being built.

A radical rethink is required by the government of the day, if it is to achieve the expectations of the many thousands of prospective home owners of affordable, shared ownership and rental housing.

An area of particular interest which is being considered to help achieve the required number of dwellings is that of modular homes, which are constructed off site and transported to the location required, to the specification of the customer. These homes can be installed in just a day after being manufactured off site with precision engineering techniques. These homes are at a cost much lower than the traditional brick-built construction and offer benefits of reduced heating costs due to the insulation properties they provide. At a time when climate change is a headline topic, these homes could be a contributor to reductions in energy usage as well as prices.

One such company is Ilke homes. Homes England is investing £30m in this modular home builder to turbo charge production at their production plant in Knaresborough, North Yorkshire with 2,000 homes expected to be provided over the next 12 months, and a further 5,000 per annum thereafter. There are other manufacturers offering the same construction techniques which can be used to fit the need of commercial as well as housing demand.

One such development of modular housing can be seen in the construction of two tower blocks, comprising of forty-four stories and 546 flats for rental purposes, in Croydon South East London.

Please refer to the Ilke homes website <https://ilkehomes.co.uk> for further information on these projects, along with other information relating to modular home construction.

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