

Tackling the housing crisis

The offsite answer to the affordable housing crisis. Ron Beattie, Managing Director at Beattie Passive, discusses the growing pressure on councils and housing associations to deliver an increasing number of affordable, energy-efficient homes, and offers a solution for how that can be achieved.

One of the main reasons we're facing a housing crisis is that we have simply not built enough homes over recent years. Councils and housing associations have a huge requirement for housing placed upon them. In situations where there are not enough properties to house tenants, they must be sheltered in hotels, hostels or with local authority-funded private landlords.

The housing shortage has led to a number of issues. The cost of housing tenants in alternative accommodation is a considerable drain on already limited budget resources. Also, an already lengthy build process can be further hindered by the time required to ensure the labour and trade supply chain is ready to roll out. This is not helped by a skills shortage in the construction industry.

So what can be done to turn this situation around?

With councils and housing associations looking for a favourable solution, many are turning to offsite methods of construction. Offsite allows for the

manufacture and construction of the required number of homes to take place in a dedicated and sustainable environment, rather than on undeveloped building sites where many more external factors contribute to the timing, efficiency and cost implications of the build.

Offsite and onsite rolled into one

The time has come for councils and housing associations to take action, and many are looking not only to build higher quality homes but also to utilise their own labour force. To respond to this, Beattie Passive's Flying Factory offering provides a fast, efficient, offsite solution. With full training, the low-cost Flying Factory is set up either on, or close to the development site, enabling councils and housing associations to deliver their own Passivhaus standard housing with off-site manufacture and rapid onsite assembly.

One of the key benefits is that a local workforce can be employed to manufacture and erect each home. Having the manufacturing process onsite, not only enables a faster delivery of the system but also means that existing local



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supply chains can be utilised, providing economic benefits to the local area.

Despite being a simple build system, once complete, all the homes achieve the Passivhaus quality standard. Every house built in the Flying Factory will deliver a healthier, fresher, more comfortable living environment as well as providing a greatly reduced cost of ownership for tenants — such as dramatically lower fuel bills (90% less).

The offsite delivery method offers a fast and effective solution to take tenants away from temporary accommodation and offer them affordable, energy-efficient and high quality homes for the future.

■ www.beattiepassive.com