



AN INNOVATIVE APPROACH TO TACKLING HOMELESSNESS



SoloHaus homes provide a safe, comfortable, and sustainable dwelling for homeless people. They offer people the opportunity to start to rebuild their lives, and can be part of the solution to the homelessness crisis.



THE CRISIS

In December 2019, the housing and homelessness charity Shelter composed a report of local authorities' estimated homeless levels. The numbers were stark – on any given night in 2019, the report estimated that there were approximately 259,372 individuals homeless in England. This figure is made up of 4,677 rough sleepers and 254,695 living in temporary accommodation.

While the homelessness crisis has been growing over a number of years, it was brought sharply into the spotlight by the COVID-19 pandemic and the need for local authorities to immediately house people sleeping on the streets. Now more than ever, a sustainable solution is needed to help people without a home.

A COMMITMENT TO GIVE BACK AND SUPPORT THE HOMELESS

Twenty years ago Andy Hill, CEO of The Hill Group, was made redundant, a sudden change in circumstances that illustrates how quickly someone's luck can turn. With the support of his family, he was able to start a business that has grown into one of the UK's leading housebuilders. But he has never forgotten that redundancy is an issue that can lead to homelessness, and how fortunate he was not to face this.

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To celebrate Hill's 20th anniversary, Andy wanted to do something that would help tackle the homeless crisis and give people the opportunity to rebuild their lives. So he launched Foundation 200, a pledge to give 200 homeless people a home in safe, secure, purpose-built single dwellings. With a commitment to deliver 40 homes per year, across 5 years. Foundation 200 is an innovative approach to the crisis and Hill's way of giving back to the community and supporting those in desperate need.



"Homelessness, with its multitude of causes, is sadly a growing problem. That's why we decided to mark our 20th anniversary with a commitment to ease the current crisis and help people living on the streets to rebuild their lives."

"The whole business is taking huge pride in delivering these initiatives, and while we will not solve the problem on our own today, we are taking a big step in the right direction, which we hope others will follow."

Andy Hill, CEO and Founder,
The Hill Group

THE FIGHTBACK: FOUNDATION 200 AND SOLOHAUS

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 for homeless people.

To help create these unique single person dwellings, Hill teamed up with Volumetric, specialists in custom-built modular solutions.

In April 2020, at the beginning of the first UK lockdown, Hill launched the Foundation 200 SoloHaus prototype via a webcast. This was attended by local authorities, charities, housing associations, suppliers and consultants.

Following the launch, Hill was overwhelmed and excited by the response. It was clear that there is high demand for a solution to the homelessness crisis, and SoloHaus is seen as being part of that solution.

Working on a site by site basis with local charities, housing associations, and local authorities, Foundation 200 is the first project of its kind. Hill Director Emma Fletcher said, "This is an exciting mission and we hope it creates a blueprint for the future."

DEMAND FROM ACROSS THE COUNTRY

On top of its pledge to deliver 200 homes over five years, Hill was also met with demand to purchase the SoloHaus homes.

Local authorities and other organisations from all over the UK were keen to find out how they could purchase and install SoloHaus homes to help ease homelessness in their areas, independently of Hill's Foundation 200 commitment.

This level of interest is inspiring Andy and everyone at Hill to help as many people as possible beyond the Foundation 200 pledge, with a desire to make the SoloHaus an effective solution for local authorities and charities alike.

THE SOLOHAUS SOLUTION

SoloHaus homes are safe, welcoming spaces built to the highest standards of sustainability, efficiency, safety, and durability.

Designed with the help of leading homelessness charities and stakeholder groups, they have a considered layout, abundant natural light, and good storage.

These unique retreats are specifically designed for the homeless. They provide dignity, independence and dramatically cut the costs associated with traditional temporary accommodation: a SoloHaus home can reduce energy bills to just £5 per week. What's more, vulnerable people can move in right away.



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

REBUILDING LIVES STEP BY STEP

Designed for single occupants, SoloHaus homes are quick to construct, and easy to transport and site.

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
- ‘Blue roof’ system to aid rainwater drainage on flat roof
- Manufactured in just 20 days
- Easy to transport, deliver and install – can be lifted off a flatbed lorry in 30 minutes onto a site
- Designed with homeless stakeholder groups to be anti-ligature, secure and to reduce the risk of cuckooing and other antisocial behaviour.

Construction features:

- 24sqm internal living environment
- Stackable to two storeys
- Sits on six 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 SOLOHAUS HOMES ARE BUILT

SoloHaus homes are a partnership between Hill and Volumetric Modular Ltd. They are built in the UK under the watchful eye of Modern Methods of Construction expert Darren Richards.

Each unit is designed with steel frames and walls using the ModulHaus technological system to provide cutting edge acoustic and thermal insulation. It doesn't just meet the regulations; it exceeds them.

Each home can be delivered on a single lorry. It arrives 100% complete, ready for simple site connection and commissioning. The commissioning process includes a site installation and test plan.



 **VOLUMETRIC™**

Introducing Volumetric

Volumetric is delighted to be the manufacturer of choice for SoloHaus. As specialists in custom-built MMC solutions, they build to exceptional standards and produce fully equipped and future-proofed units that can be delivered quickly. This relationship ensures that the SoloHaus reaches those in need quickly and gives them a platform to a new beginning.

INSIDE THE SOLOHAUS HOME



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

Resident benefits:

- Cheap to run – just £5 per day
- 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
- Sure-stop button for easy water cut-off/leak prevention
- 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
- Includes a wardrobe of new clothes supplied by HIS Church
- Everything residents need provided, from plates and cutlery to bedding and towels

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NEXT STEPS

The homelessness crisis is still with us, but with SoloHaus, we can provide homes to people who desperately need them.

There is an opportunity to create a lasting and more sustainable answer to homelessness.

If you're interested in finding out more about SoloHaus and how it could help homelessness in your area, please get in touch with us.

How Foundation 200 works



SCALING UP

Keen to get Foundation 200 up and running, Hill partnered with Volumetric to deliver SoloHaus homes at the scale needed to meet demand.

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

No one should be homeless, and to help ease this ongoing crisis our partnership is now ready to deliver SoloHaus homes to those in need, equally through the Foundation 200 pledge and additionally purchased units.





HELP HOMELESS PEOPLE TODAY

A big thank you

Many other people and organisations have helped to deliver Foundation 200, including Citizens UK and The Salvation Army, whose help in advising and consulting on how to deliver the pledge has been invaluable. We would also like to thank HIS Church, Jimmy's, Branch BMN, and Volumetric.



Hill is an award-winning housebuilder that develops distinctive new homes across London and the South East.

We bring together contemporary design and sustainable materials to create stunning, individual properties.

Our homes achieve the perfect balance of innovation and practicality. And because we complete all construction work ourselves, we can guarantee the highest quality finishes.

For more information about
SoloHaus homes, please contact
enquiries@solohaus.co.uk