



AN INNOVATIVE APPROACH TO  
TACKLING HOMELESSNESS



## 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 as part of the call for 'Everyone in'.

MHCLG, in their quarterly statistics release for statutory homelessness assessments April to June (Q2) 2020, states that there were 44,890 single adults of which many would not have previously met the criteria for assistance.

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 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.

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

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,  
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 the homeless. To help create these unique single person dwellings, Hill took a 50% stake in a start up design and manufacturing business, Volumetric Modular Ltd, based in Shrewsbury to design and construct various MMC products, both for the Group and eventually for third party customers.

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

The response was overwhelming, with demand to purchase SoloHaus homes as well as interest in Hill's pledge to deliver 200 homes. 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.

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.

*"This is an exciting mission and we hope it creates a blueprint for the future."*

Emma Fletcher, Director, Hill Group

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 SOLOHAUS SOLUTION

SoloHaus homes are safe, welcoming spaces built to the highest standards of sustainability, efficiency, safety, and durability with a 60 year life span.

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 people. They provide dignity, independence and dramatically cut the costs associated with traditional temporary accommodation: a SoloHaus home can reduce electricity 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.

# INSIDE THE SOLOHAUS HOME



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

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

## Resident benefits:

- Cheap to run – just £5 electricity / wk
- 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

# 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
- 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 (one per six homes)
- 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 built by a newly formed business called Volumetric Modular Ltd, of which Hill are a 50% stakeholder. The business's aim is to ensure that the SoloHaus remains affordable and accessible to as many partners as possible whilst maintaining the build standard synonymous with Hill.

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

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 simple site connection and commissioning. The commissioning process includes a site installation and test plan.



## 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



For more information about SoloHaus homes, please contact [enquiries@solohaus.co.uk](mailto:enquiries@solohaus.co.uk)





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 was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019 and 2020.

Hill builds around 2,000 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.

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