

SHELL - A STARTER HOME WITH POTENTIAL

Creating a community of 24 affordable homes for new home owners to complete and customize themselves.

Custom Build: Basic shell professionally built to a liveable standard with a sealed external envelope and services. Home owners complete their home to their preferred design; interior walls, 2nd fix services and extensions are all installed by custom builders.

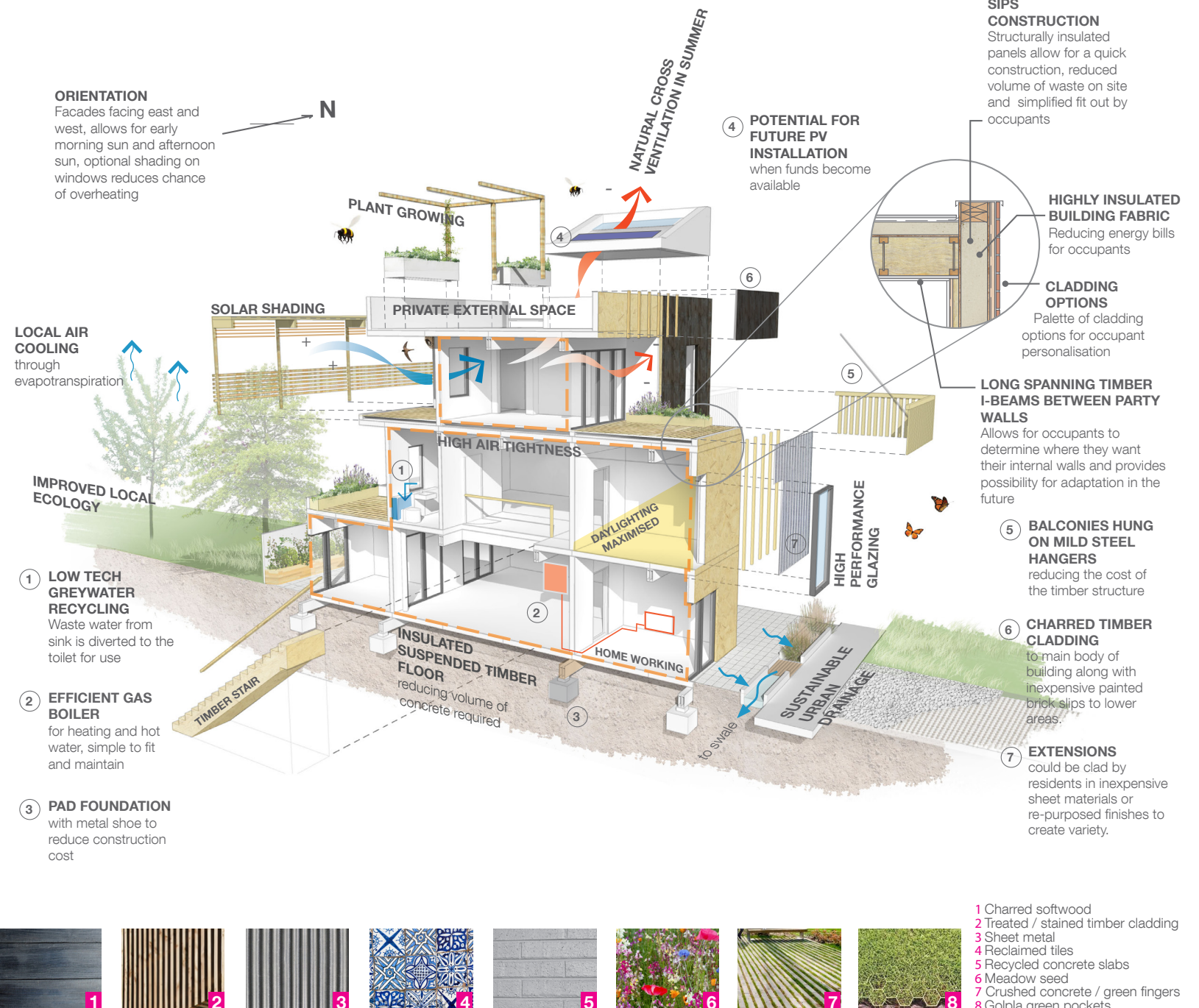
Kit-of-Parts: Shell Units constructed from standardised components manufactured off-site, using a core structurally insulated panel (SIP) structure. Construction is low cost, fast and professional, meaning home owners can move in quickly and start adapting the homes.

Building Process and community room: the group help to build the communal room which is initially used as a workshop and canteen for the rest of the construction period. Sharing of skills, tools and time is encouraged. This community room could be retained and used by the residents or later converted into a 1B2P flat.

Site Layout: The units are orientated in two parallel terraces along the North-South axis, creating new pedestrian and cycle routes between the public road and parkland. This layout allows for the units to extend at the front and rear and provide potential for workshops and studio opening onto the street. The core building is clad in homogenous low cost materials (charred timber and inexpensive painted brick slips) with extensions clad individually by residents with whatever materials they choose in order to create variety along the street.

The Team: An innovative collaboration between a housing association, architect and community custom-build group with support from structural engineers and a quantity surveyor.

The Mix: The scheme could be developed initially as 2 basic unit types; 1-bed flats and 2-bed houses, to maximise benefit for young generation renters. As residents' lifestyles change, homes could be extended by using the flexibility of the house types to create a more diverse building mix.



ADAPTIVE LAYOUTS

Bedrooms	People	Flat/House	Area	No. Homes	Total People
1	1	F	37.7	11	11
1	2	F	50	0	0
2	3	F	60	4	12
2	4	H	80	8	32
Communal	0	-	50	23	55

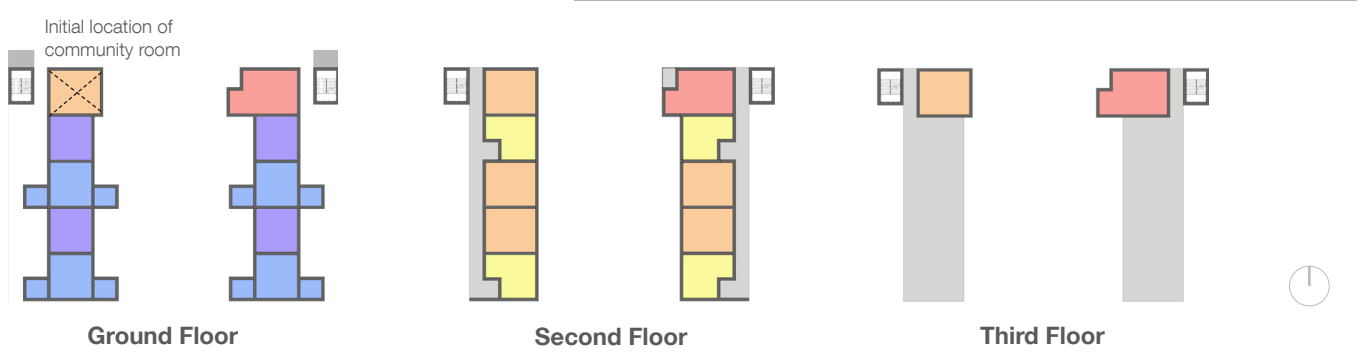
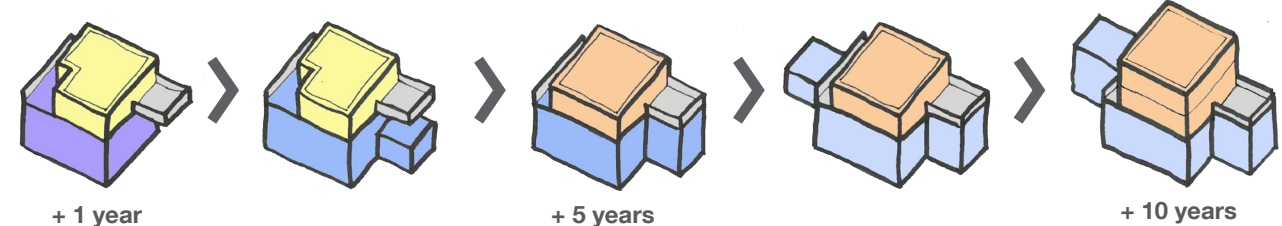
+ 5 year

Bedrooms	People	Flat/House	Area	No. Homes	Total People
1	1	F	37.7	4	4
1	2	F	50	8	16
2	3	F	60	4	12
2	4	H	80	4	16
3	5	H	102	4	20
				24	66

*Community Room now converted to 1B2P Flat

+ 10 year

Bedrooms	People	Flat/House	Area	No. Homes	Total People
1	1	F	37.7	0	0
1	2	F	50	18	36
2	3	F	60	4	12
2	4	H	80	0	0
3	5	H	102	4	20
4	6	H	112	4	24
				30	92



HOMES FOR LIVES

1B1P shell

Lizzie
1B1P flat 35 m² - 1B2P flat 50 m²

Lizzie is single and on a low income, paying a high rent to a private landlord. She would like to get a place of her own with long-term security. She loves making things and would like to learn carpentry and plumbing. In the first few years Lizzie enjoys living in her open plan studio.

+ 5 Years

Lizzie's partner moves in. Their joint income and need for additional space means they would like to extend. They use £5k to extend their flat - re-positioning external walls.

Chouf + Karen
2B4P House 80 m²

Freelance media consultant and working for a music label. Their solution to housing crisis has been to live on a boat, but it is not long-term solution and now wish to put down roots. Their parents are changing their kitchen and bathroom, so they will recycle theirs, saving £12k. Would create office space for home working. Interested to set up community gardens. Both have building experience.

Olly + Rachael
2B4P House 80 m²

Currently living in a small 2 bed flat. They need more space as the kids get older and would ideally like a garden or a balcony. They can't afford anything bigger in the area, but don't want to move much further out as their oldest has started at the local school. Rachael is going part time in her job and would like the challenge of adapting the empty shell herself. She has some handy family members who have offered to help.

Chouf + Karen
3B5P House 102 m²

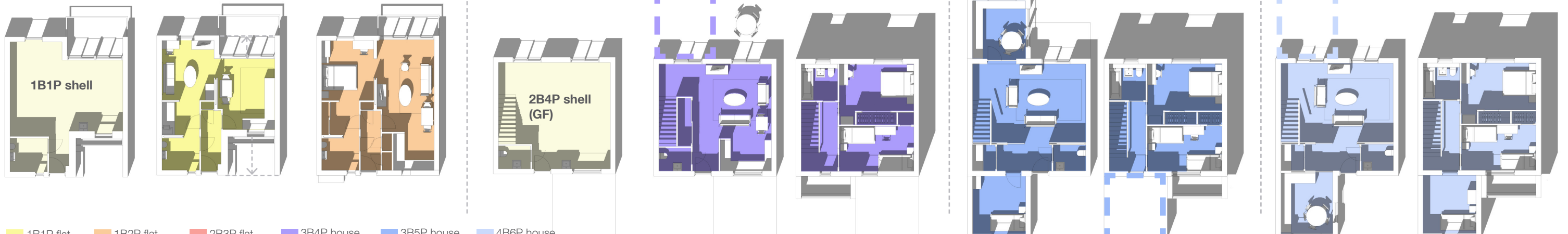
+ 5 Years

The couple now have 2 children and Karen has started a business from home. They adapt their house to suit their needs.

Olly + Rachael
4B6P House 112 m²

+ 5 Years

They have more children who all want their own space. Outside space is important and they spend a lot of time in the garden.



A Cost Report must be provided alongside your design proposals. Please use this Excel spreadsheet to summarise your estimated cost and provide this as the first sheet of your report.



Works Package	Construction Element	Materials	Labour	Total
<i>For Works Packages 1-18 please provide figures for the total construction cost of just the 20 homes provided in your design</i>				
Works Package 1	Set up, Clearance, Demolitions....	£ -	£ -	Excluded*
Works Package 2	Foundations (up to DPC)	£ 16,788.00	£ 7,345.00	£ 24,133.00
Works Package 3	Ground Floor Slab or Suspended Floor (including insulation)	£ 39,497.00	£ 12,127.00	£ 51,624.00
Works Package 4	Drainage & Service Trenchwork	£ -	£ -	Incl WP19
Works Package 5	Specialist Building System (eg timber frame, SIPs, etc if applicable)	£ 351,769.00	£ 58,387.00	£ 410,156.00
Works Package 6	External & Internal Walls (including insulation)	£ 387,916.00	£ 99,707.00	£ 487,623.00
Works Package 7	Intermediate Floor Zone (if applicable)	£ -	£ -	Incl. £10k
Works Package 8	Fireplace & Chimney (if applicable)	£ -	£ -	Incl. £10k
Works Package 9	Roof Structure, Insulation & Covering	£ 88,831.00	£ 24,790.00	£ 113,621.00
Works Package 10	Joinery (Windows, doors, stairs, skirtings...)	£ 73,602.00	£ 8,027.00	£ 81,629.00
Works Package 11	Specialist Products (eg: Eco products & completion)	£ 230,000.00	£ -	£ 230,000.00
Works Package 12	Electrical Installation	£ 7,245.00	£ 3,623.00	£ 10,868.00
Works Package 13	Plumbing Installation	£ 3,864.00	£ 2,415.00	£ 6,279.00
Works Package 14	Heating Installation	£ 19,320.00	£ 4,830.00	£ 24,150.00
Works Package 15	Plastering (or dry-lining)	£ -	£ -	Incl. £10k
Works Package 16	Kitchen and Utility Units (+ appliances)	£ 4,830.00	£ 1,932.00	£ 6,762.00
Works Package 17	Decorations & Wall Ceramics	£ -	£ -	Incl. £10k
Works Package 18	Floor Finishes	£ -	£ -	Incl. £10k
	TOTAL	£ 1,223,662.00	£ 223,183.00	£ 1,446,845.00
<i>For Works Packages 19 and 20 provide figures for the additional communal facilities required to support the 20 homes</i>				
Works Package 19	Road connection, parking, paths, cycle facilities, street lighting, bin areas, landscaping	£ 96,600.00	£ 49,350.00	£ 145,950.00
Works Package 20	Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage	£ 72,369.00	£ 16,657.00	£ 89,026.00
	TOTAL	£ 168,969.00	£ 66,007.00	£ 234,976.00
GRAND TOTALS		£ 1,392,631.00	£ 289,190.00	£ 1,681,821.00

* assumed site clear, no obstructions or demolition and on firm ground

24 Average cost/home £ 70,076.00