

Planning and Delivering Supported Modular Home Communities - for single homeless people

Lewis Herbert - Nottingham Churches Conference - November 2023



How Allia Helps Build Modular Home Communities?

1. Who are Allia? **And Allia Future Homes?**
2. How many are sleeping rough? And young people homeless?
3. Allia's first communities on "borrowed" and permanent land - 2020 and 2022
4. How Allia supports and improves build projects?
5. Independent research confirms these communities deliver great benefits
6. Q & A



Lewis Herbert

- Helping projects & partnerships and quality sites to starting line
- Former council leader, where he led on new council homes
- Also trains council planners - for 20+ years incl 300 events

Both are committed to use their skills to tackle single homelessness by building new supported modular communities

The Dynamic Duo at Allia Future Homes

- Housing Development Lead
- Civil and Environmental Engineer
- Delivered sustainable and affordable modular housing projects (up to 14,000m²) with LiWood in Germany



Daniel Renn



Allia - a company redirecting its surplus income to innovative high impact projects

- National charity and social enterprise
- Operating from Cambridge and across UK
- Issue investment bonds to fund projects, particularly more affordable housing
- Supports new social enterprises and innovative environmental businesses
- Created Allia Future Homes

**... we make good things happen
and deliver major social benefits**

For more see www.alliacc.com and
www.futurebusinesscentre.co.uk.



Our bonds are building new affordable homes across Scotland



Our partnership with Scottish Government funds 1000s of Housing Association affordable homes

- Allia has created £260m in bonds since 2014
- Potential £80m fund 2023 for affordable homes
- Helps deliver 110,000 affordable homes by 2032
- Surplus available for community-led housing
- Managed by Allia in Scotland.

More at www.scottishhousingnews.com/articles/charitable-bonds-reopen-for-social-landlords-to-build-affordable-homes.

How many in England are sleeping rough or young and homeless?



3,069 people were sleeping rough **on any night** in 2022.
UP 26% previous year and 167%
2010 to 2017
15,000 more are supported in
caring walk-in hostels.

129,000 young people aged 16
to 24 were homeless or at risk of
homelessness in 2021/2022
UP 6% on the previous year.

Government says it will “end rough sleeping for good”



Government September 2022 rough sleeping strategy

- Commitment to end rough sleeping by 2025
- 2023 SHAP £200m + £70m fund to create new single housing
- Prince of Wales starts campaign in 2023 to end homelessness

Overcoming The Money Challenge

- Five Fundraising and Funding Threads

A community of 6 homes costs approx. £600k incl. of fittings. 24 homes cost £2.4m (both excluding land)

1. £200m Govt SHAP Homeless Funding - offering 60% of capital costs £360k/£1.4m?
Single Homelessness Accommodation Programme link
 2. Local Council or Housing Assn funding/match - 10% to 30%? £60/£180k to £240/£720k?
 3. Trust/donor fundraising - 10% to 30% e.g. achieving sponsors for a £100k fitted home?
 4. Probono contributions - Planning/Contract Consultants, ground works, fittings etc.
 5. Borrowing/bonds? Donor borrowing at 4/2/0%? versus Banks at 5.25% + 2% = 7.25%
- (Plus far more national funding needed for support/training and 1000s of move-on affordable rent homes.)

Allia's first community – Christ the Redeemer, Cambridge

Turning suburban infill sites, sometimes meanwhile, into modular home communities

Converting spare Cambridge church land...

...into high quality low-cost housing



Allia's second modular home community - 2022 Wisbech

- Six home community with Places for People, Ferry Project and Fenland Council
- Homes built locally by New Meaning, training teenagers in construction skills
- Winner of 2023 national Innovative Modular Building award in October



How did Cambridge project happen?

- Meanwhile site secured from Christ the Redeemer church
- Original homes designed with New Meaning for 24 sq metres
- Donors sponsored a home each
- Allia led build, with partners
- Jimmy's Cambridge run it now.

Eamonn Kelly hosting Prince William in 2022



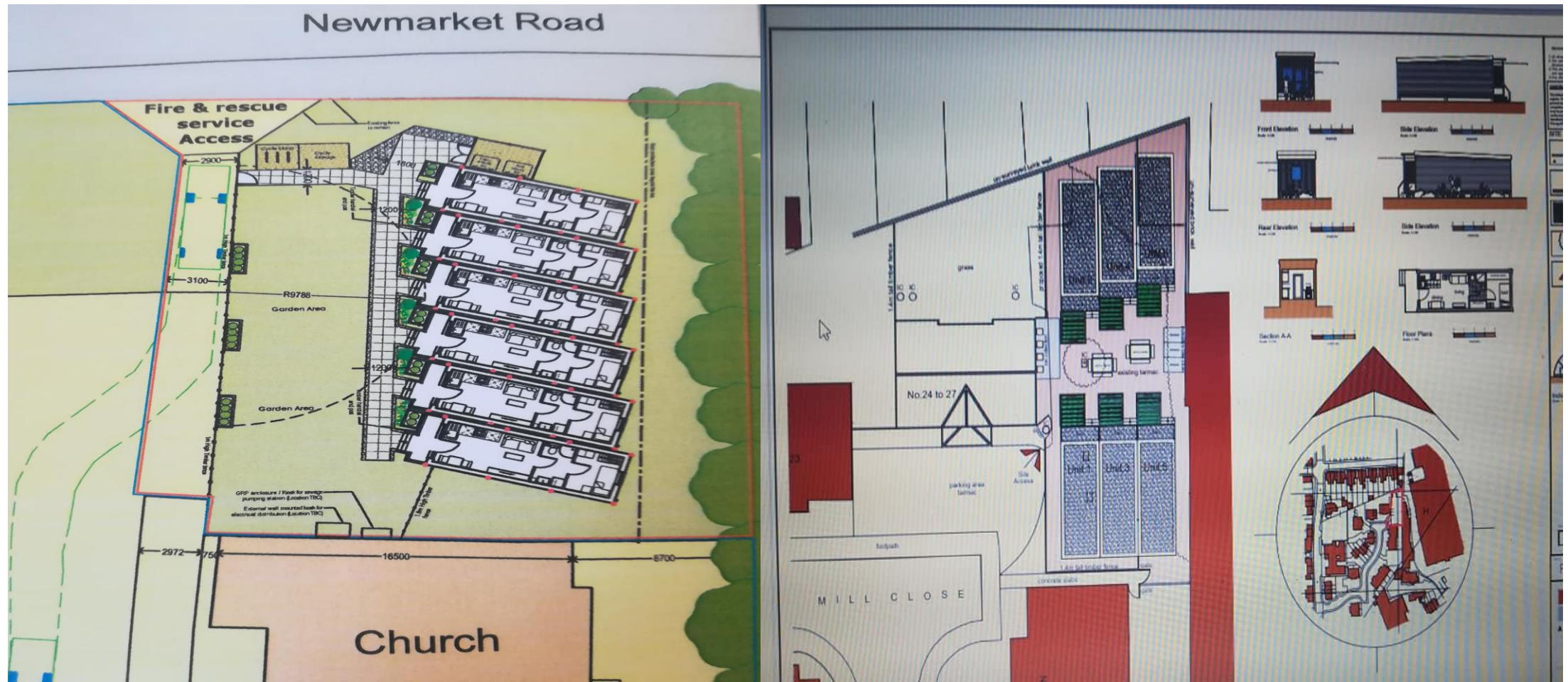
Focusing Mainly on Connected Suburban Infill Sites

Example sites with potential – Chelmsford, Peterborough and Leicester

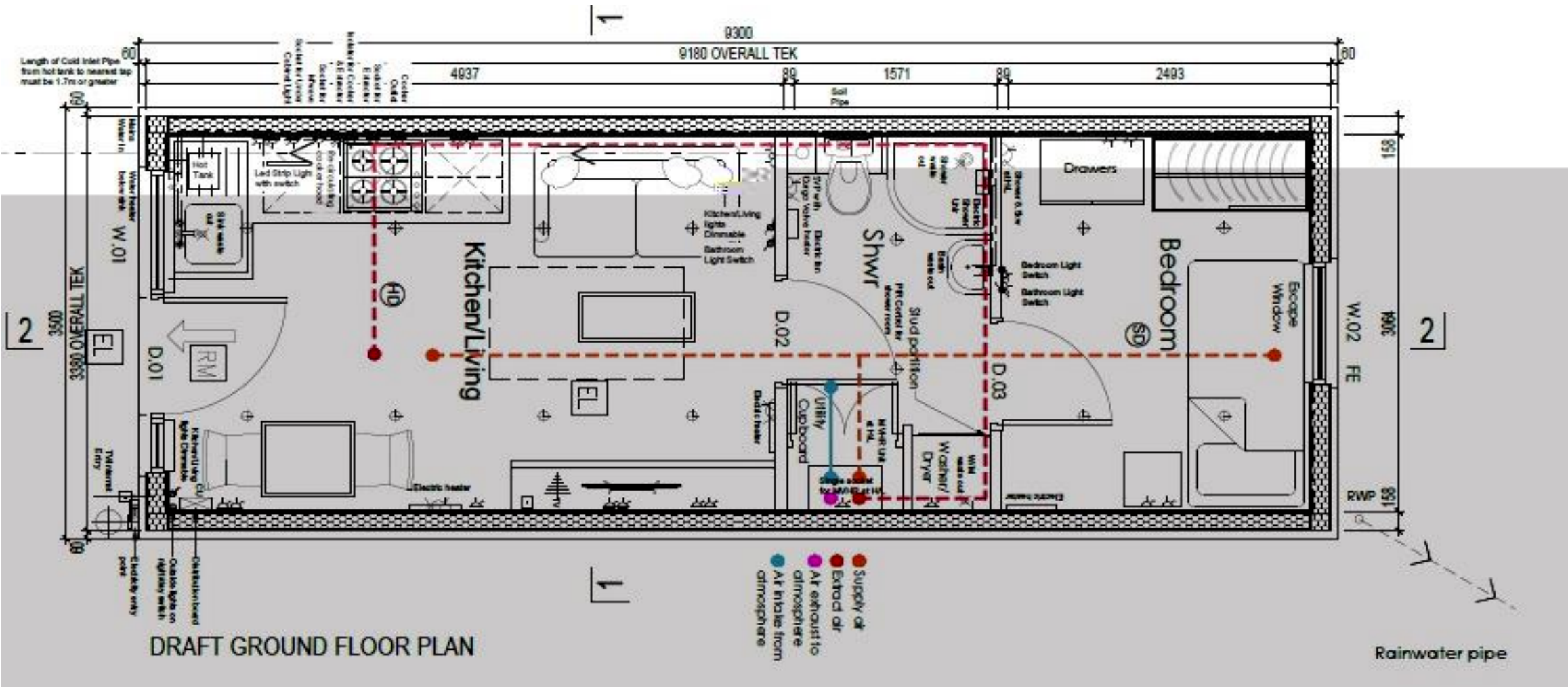


Partnerships with Churches to Create Communities

Suburban site designs at Cambridge and Wisbech,



Original Allia/New Meaning modular home fully fitted, energy efficient, and easy to manage 25sqm or 30 sqm





Creating real communities with support & self-support

Three-minute Allia video how we help new projects
<https://youtu.be/ORP6R-bEu1s>

And a walk around one of the now Jimmys modular
homes <https://youtu.be/j0KdYEjB54A>

Thanks to www.jimmyscambridge.org.uk.



More Communities & Designs

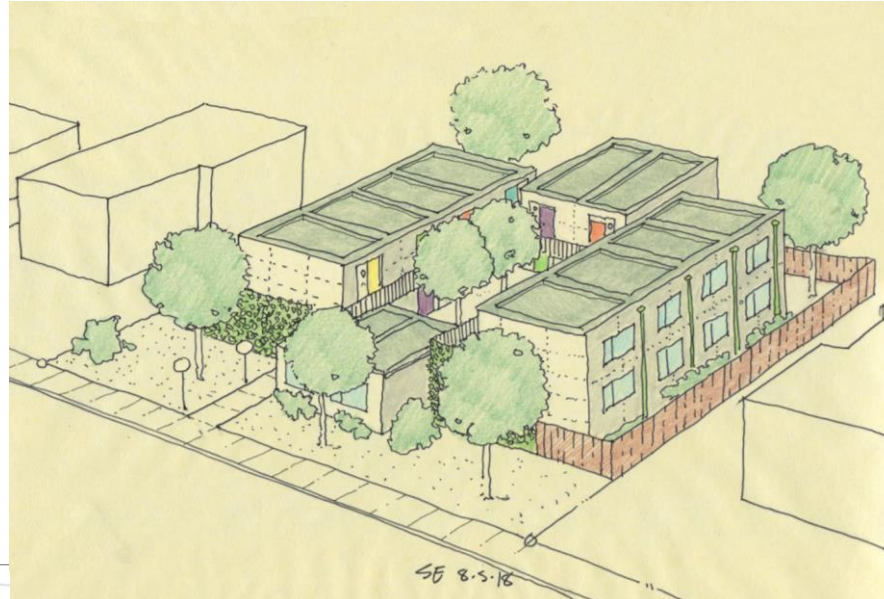
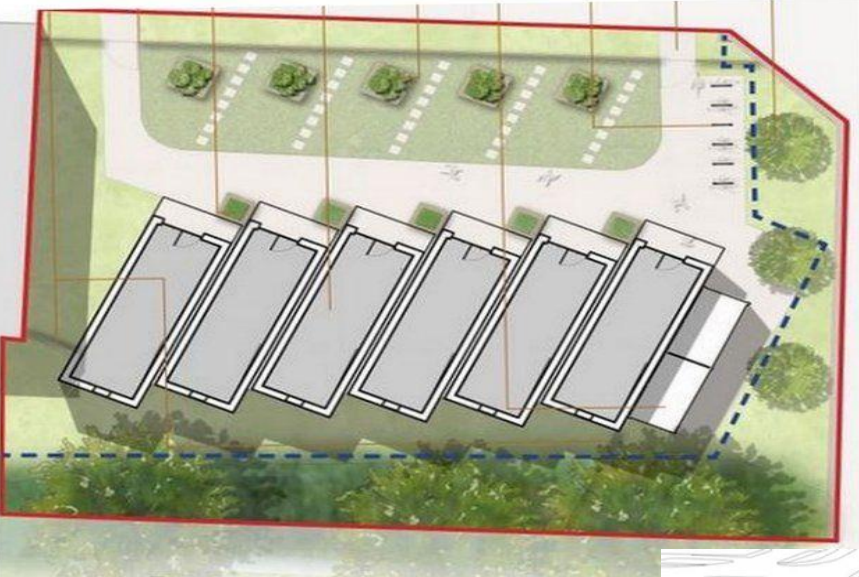
Since our start in 2020, 33 homes were build & more planned,
just in Cambridge.

More Manufacturers designing 1-bedroom homes



Examples of Site Layouts and Modular Home Design

- Allia Cambridge, Dublin, California, Los Angeles (hotel look one) and Cornwall



TOP
DS

Examples of larger urban modular communities



Peckham, Hemel and Cardiff



Allia Supports Projects Every Step of the Way

ADDING SKILLS TO HOMELESS CHARITY PROJECTS & PARTNERSHIPS WITH LANDOWNERS

1. Build Teams and Capacity and Create Fundable Plans
2. Find, Survey and Secure Quality Connected Mainly Urban Sites
3. Select Modular Homes, Creative Site Design and Obtain Planning
4. Detailed Business and Financial Plans, and Capital Fundraising
5. Integrated contracts, from Site Preparation, Homes Install to Site/Work Completion
6. Handover to Skilled, Caring Managers Leading a Successful Supported Community.

Success confirmed by Cambridge University research

2021 research confirmed again in second report published March 2023

1. People experiencing homelessness provided with small self-contained modular homes with front-doors, coupled with on-site support, make positive progress in different aspects of their lives.

2. Not everyone is able to progress to long-term independent housing. For some, the modular housing community is “as good as they want”.

“Modular homes are a cost-effective and flexible stepping-stone that help rough sleepers in desperate situations transition into permanent homes and settled lives. Evidence suggests providing modular homes in tandem with robust support services has potential to improve outcomes for people experiencing homelessness.”

Source: University of Cambridge Centre for Housing and Planning Research, 2021/2023

http://www.cchpr.landecon.cam.ac.uk/files/media/cape_report_final_150323.pdf

Even more important, the residents love them

“Living here, oh everything is good! I can’t say anything bad. It’s got me off me drugs, got a roof over my head, it’s got me back to work...can’t say anything bad really. I’ve stopped using drugs altogether. There’s nothing bad about the place. Everything’s positive.”

“Before moving here, I barely spoke to my daughter. Now I talk to my daughter every week, twice a week. Living here has allowed me to make some improvements. I’ve been clean for 14 months. She’s coming to see me here for my birthday in July.”

“The job I am familiar with is how to make cabinets and furniture and decorate houses. I want to work till retirement. I’m returning to my passion. I’ve got a goal; I’ve got a plan. I can’t believe I’m saying that, but yeah...it’s amazing really.”

“Well, living here is safe for me and I like it. I’ve got my own place, I can stay locked in to prevent any trouble from others, but the guys are generally nice so there’s no trouble at all.”

www.cchpr.landecon.cam.ac.uk/sites/www.cchpr.landecon.cam.ac.uk/files/media/cambridge_modular_homes_resident_experiences_1021.pdf



Please contact us

- If you want to create a community?
OR
- You want to offer help to a project?

Lewis Herbert

lewis.herbert@allia.org.uk

07748 536153

Daniel Renn

daniel.renn@allia.org.uk

[More at www.futurebusinesscentre.co.uk/our-impact/future-homes.](http://www.futurebusinesscentre.co.uk/our-impact/future-homes)

