

# Buildoffsite Direction Group

24 April 2019

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# Agenda

- + Housing – why modular?
- + About ilke
- + Production
- + Housetypes
- + Offsite award 2019

# Housing – why modular?

- + Additional housing
- + Skills demand
- + Speed of construction and certainty of delivery
- + Engineered quality
- + Cleaner, safer, quieter sites - reduced vehicle trips
- + Reduced CO2 emissions - operational - embodied
- + Build cost certainty
- + Reduced running costs - tackling fuel poverty
- + Lower maintenance costs

About ilke

*ilke*  
HOMES

# About ilke

- + Founded on a strong social purpose
- + New employment
- + Open transparent
- + Collaboration
- + End to end approach
- + Long term investment





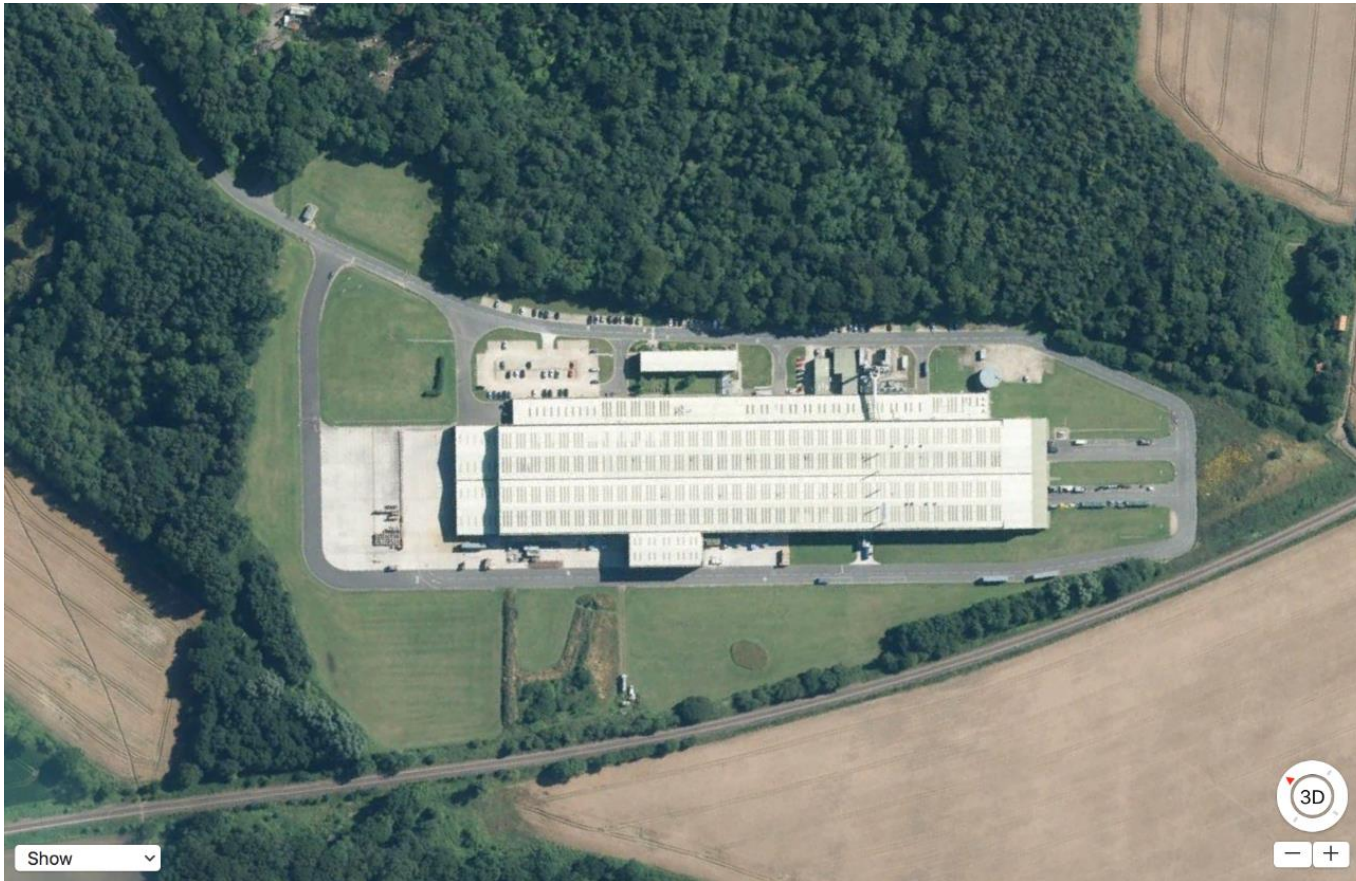
Production





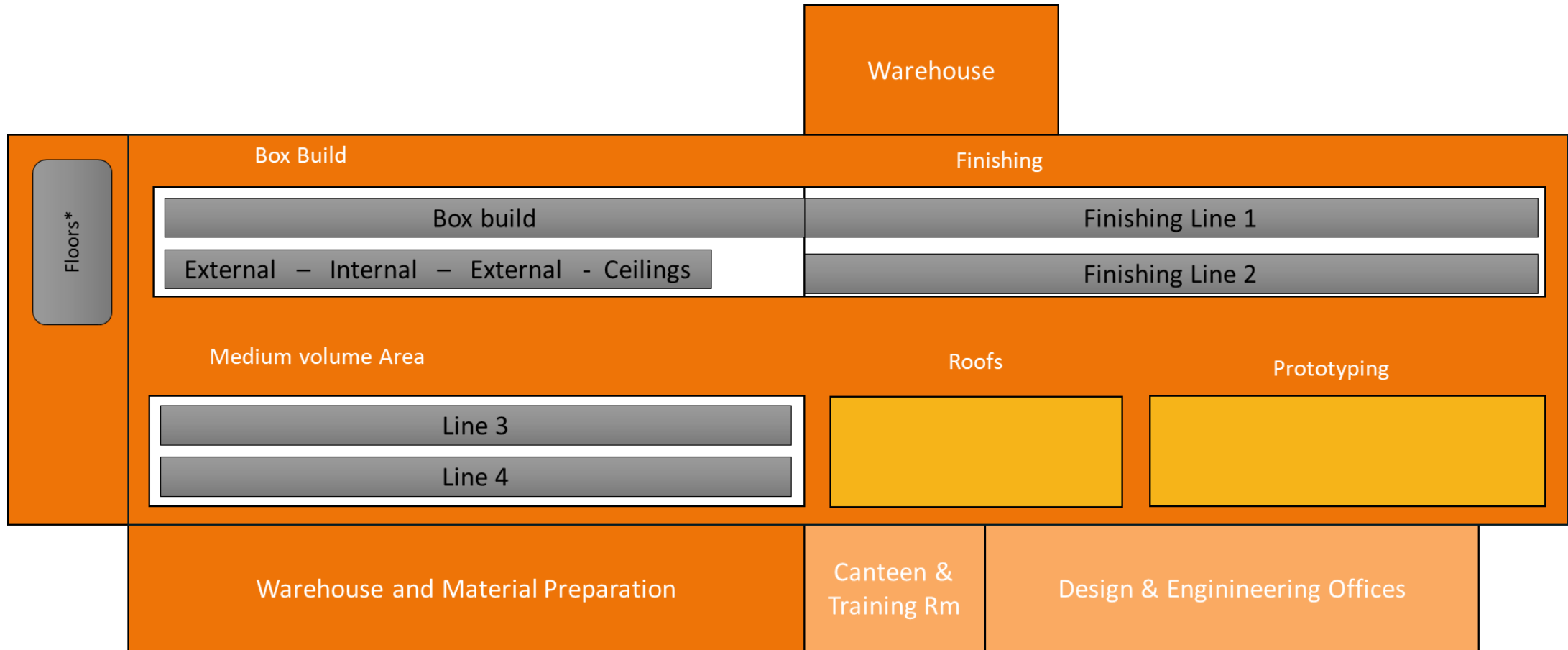
# Knaresborough, North Yorkshire

Size - 25,645 m<sup>2</sup> | Capacity - 2,000 homes / year



# Plan

- + Running on 2 shifts Flaxby can produce 2,000 homes per year
- + At full capacity we will employ over 800 people





Our homes

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# Accredited and mortgageable

- + Mortgageable
- + Insurable
- + Durable
- + Fully accredited manufacturing process



# Construction

- + Light gauge steel frame
- + Highly insulated
- + 12 Week call off
- + 2 - 4 Homes per crane per day
- + Ready to occupy in 7 - 10 days



# Design

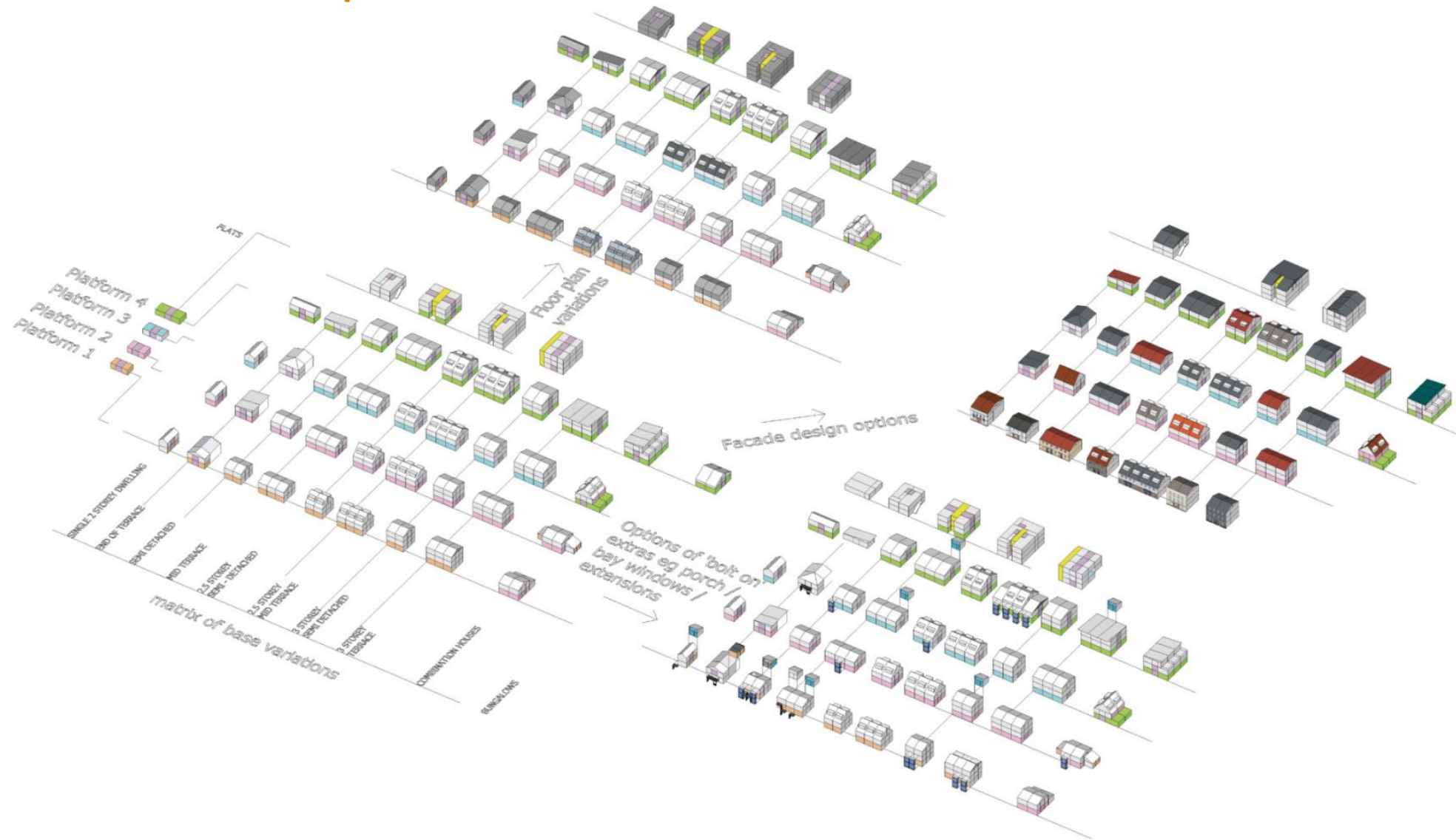
“the ilke system has a significant number of combinations to provide flexibility ...

- + Common platforms for manufacturing consistency, quality and efficiency
- + Exterior options to suit the local vernacular
- + Internal configurations for different tenures
- + Client specification choices

. . . delivered to site finished inside and out”



# Product Roadmap



# Product roadmap Housetypes

	Name	Housetype Summary	Reference	NDSS	M4(2)	London SPG (2016)
	The Haldon	2b4p 2 storey house	60_2b_F			
	The Holt	2b4p 2 storey house	80_2b_F	Yes	Yes	Yes
	The Cardinham	2b4p 2 storey house	80_2b_W	Yes	Yes	Yes
	The Dean	2b4p 2 storey house	80_2b_R	Yes	Yes	Yes
	The Dalby	3b5p 2 storey house	80_3b_F			
	The Weston	3b5p 2 storey house	80_3b_W			
	The Kielder	3b5p 2 storey house	80_3b_R			
	The Thetford	3b5p 2.5 storey house	100_3b_F	Yes	Yes	Yes
	The Houghton	3b5p 2.5 storey house	100_3b_R	Yes	Yes	Yes
	The Bedgebury	4b7p 2.5 storey house	100_4b_F			
	The Sherwood	4b7p 2.5 storey house	100_4b_R			
	The Rockingham	4b7p 3 storey house	121_4b_F	Yes	Yes	Yes
	The Delamere	4b7p 3 storey house	121_4b_R	Yes	Yes	Yes
	The Newborough	5b8p 3 storey house	121_5b_F			
	The Drummond	5b8p 3 storey house	121_5b_R			
	The Ribble	1b1p 2-6 storey apartment	37_1b_A			
	The Calder	1b2p 2-6 storey apartment	40_1b_A1			
	The Clyde	1b2p or 1b1p 2-6 storey apartment	40_1b_A2	Yes	Yes	Yes
	The Avon	1b2p 2-6 storey apartment	50_1b_A1	Yes	Yes	Yes
	The Aire	1b2p 2-6 storey apartment	50_2b_A2	Yes	Yes	Yes
	The Medway	2b4p or 2b3p 2-6 storey apartment	60_2b_A1	*	*	*
	The Mersey	2b4p or 2b3p 2-6 storey apartment	60_2b_A2	*	*	*
	The Tees	2b4p 2-6 storey apartment	70_2b_A1	Yes	Yes	Yes
	The Tweed	2b4p 2-6 storey apartment	70_2b_A2	Yes	Yes	Yes
	The Trent	2b4p 2-6 storey apartment	70_2b_A3	Yes	Yes	Yes
	The Thames	2b4p 2-6 storey apartment	70_2b_A4	Yes	Yes	Yes



# Examples of customisation



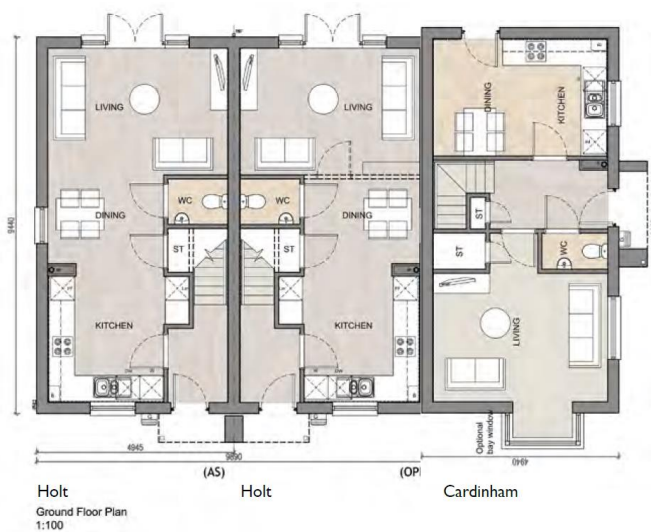
Holt - front elevation

Holt - front elevation

Cardinham - side elevation



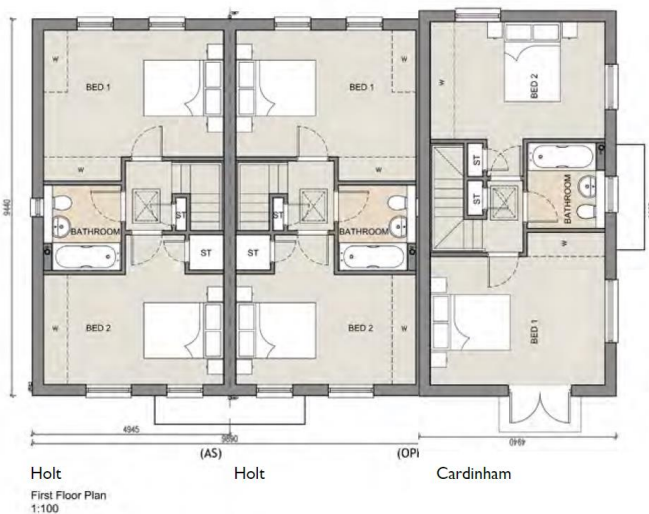
Cardinham - front elevation



Holt  
Ground Floor Plan  
1:100

Holt

Cardinham



Holt  
First Floor Plan  
1:100

Holt

Cardinham



Cardinham - side elevation

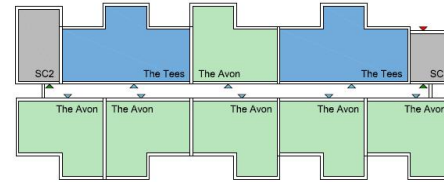


## Examples of customisation

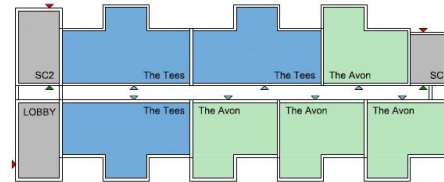




# Product roadmap - 2020 Apartments



First Floor Plan



Ground Floor Plan



Ground Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation

# Home Group – Gateshead Innovation Village



## BEST USE OF VOLUMETRIC TECHNOLOGY SHORTLIST

CATEGORY  
SPONSOR



01 ilke Homes



02 Peter Dann



03 Swan Housing Association



04 Vision Modular Systems & Tide Construction



05 Wernick Buildings



# Home Group - Gateshead Innovation Village



# Home Group - Gateshead Innovation Village



*'Gateshead Innovation Village is a live research project to test a range of modern methods of construction products, including modular houses, green and smart technology on one site.'*





## Home Group - Gateshead Innovation Village

- + 6 fully volumetric homes
- + Speed of construction
- + Pair installed in one day
- + Fossil fuel free
- + Electric heating | solar PV | air source
- + De skilling roles - additional capacity



Thank you

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