

Innovation in Housing Supply

18 September 2017

Presentation at East of England

Local Government Association





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5 principles driving our innovations...

Principle 1

... the design of a new home must be climate proof



Principle 2

... materials in our homes must be sustainable; either through recycling or by being re-growable



Principle 3

... it is all about people; basic needs as light, air and space are important in every phase of our life



Principle 4

... affordability is not only about the price of the house. Total cost of ownership teaches us that running and maintenance cost are even more important. A well designed, healthy home prevents consequential cost to society (healthcare, homelessness, loneliness, sickness etc).

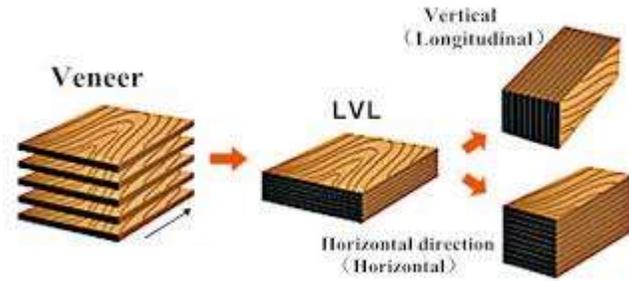


Principle 5

... it is not about *more* or *bigger*, it is all about *better* and *meeting purpose*. The right home will make people smile and will make them proud, regardless if they are the owner or renter.



Case study; how Cubicco implemented the 5 principles



Lumber as base material

6 weeks
€ 106.400

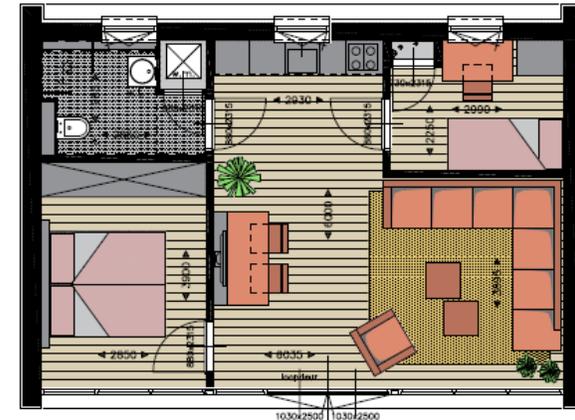
BOPAS certified



Strength, 30cm thick beams

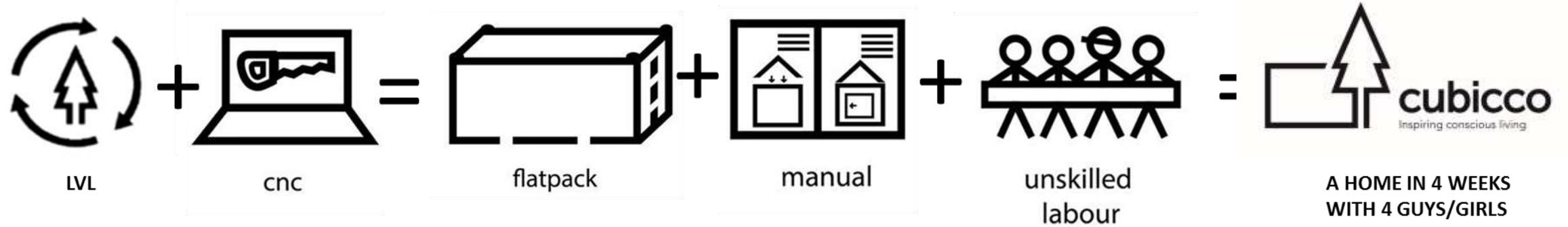


9m glass, 1 level, outdoor covered living space



Compact, but all I need is there

Speed of Build; apply lessons learned in aerospace, automotive and logistics to increase supply.

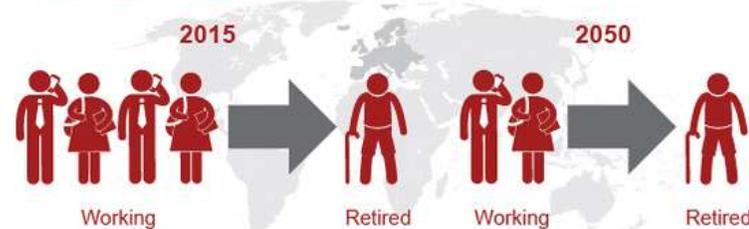


Availability; look at demography and build the right homes

Statistics show that **38%** in the western world fall into the category of **single person household**. A recent venue held in the southwest UK revealed **54% of people on housing waiting lists** are happy to have a **home <100m²**.



By 2050 there will be **just two working age people** per one elderly person in Europe



Source: UN Population Division, World Population Prospects 2015

One and two bedroom homes are in high demand but supply is scarce, demographics are changing rapidly. We design precisely these homes in a way that they can be relocated and easily reconfigured or reused. A home should serve different phases of life.

Affordability;

- Low maintenance, energy efficiency (A-Label), solar package, 60 year lifetime, triple glazed windows and standard heat recovery ventilation result in low running cost.
- Relocatability may become an important factor if you want to use sites for a limited time only.



But, Cubicco sees way more powerful ingredients:

WORKFORCE
HOUSING
ECONOMIC
GROWTH

DEMONSTRATE
NEW WAYS TO
BUILT QUALITY
HOMES

REDUCE COST
OF TEMPORARY
ACCOMODA-
TION

USE BROWNFIELD
LAND

INCREASED
HOUSING
STOCK

SINGLE PLOT
AND INFILL
LAND
DEVELOPMENT

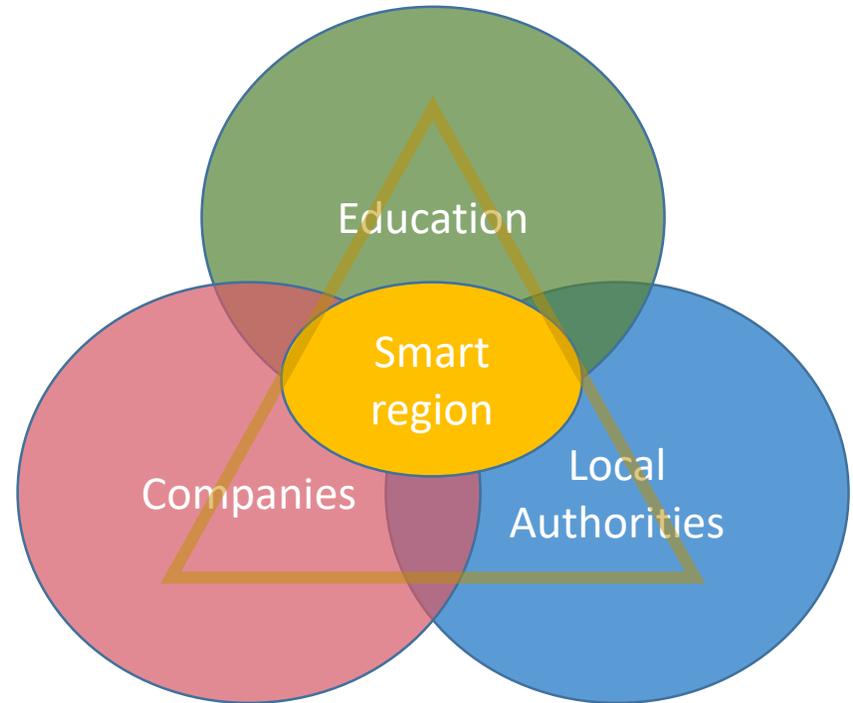
AFFORDABLE
HOUSING
ALLOCATION

CREATE
NEW JOBS,
BUSINESSES
AND
BUSINESS RATES

SOCIAL RETURN
INVOLVE
LOCAL
LABOUR

I showed you our approach to rethinking an old problem. I need help to make it part of a 'golden triangle' solution.

- Cubicco targets primarily Local Authorities and connected Housing Associations as its customers.
- With Arlingclose and Landbay we have experts on board to facilitate and implement financial modeling.
- We can support big developments but don't walk away from in-fill lots.
- We will train assembly teams in various area's.
- Need cross and multi discipline teaming to create smart solution.



End of this month the UK team will present the Early Bird pilot program. It is a limited series of 1 and 2 bedroom homes, in a 1 or 2 storey setting. We are looking for parties to subscribe and realise small developments. Deliveries start from March 2018 onwards to allow sufficient planning time.



Thank you

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