

## **New modular housing developments for first time buyers and key workers in South London**

Vision Modular Systems, the UK's leading modular developer, has completed two new residential buildings offering homes for London's key workers.

Together with construction partner Donban Contracting, Vision has handed over two finished blocks in Lambeth to Pocket Living, an affordable housing provider that only sells to first time buyers.

Built using 162 modules, the properties were constructed inside a factory in Bedford using production-line techniques more reminiscent of a car factory than a construction site. This allows for better quality control, faster delivery, reduced wastage and high levels of energy efficiency.

The two blocks on Sail Street and nearby Juxon Street in Lambeth will offer 70 apartments and were designed by HKR Architects.

### **Kieran White, managing director at Vision Modular Systems, said:**

"We've been in this industry for more than a decade, and our building technology has allowed us to be at the heart of driving forward new forms of housing. Partnering with Pocket Living on multiple projects has allowed us to deliver vital new housing for first time buyers and key workers who underpin the very fabric of our cities."

Located on the China Walk Estate, just a few minutes walk from Lambeth North and Westminster tube stations, each apartment has been built according to Pocket's award-winning design specification.

All of Pocket Living's buildings are community focused, with shared spaces, such as roof terraces, where residents can meet and relax. At Juxon Street, residents will also have access to a walled courtyard with benches and trees.

Residents move in later this month, but this week all new residents have been invited to welcoming drinks at a nearby pub.

A development of this scale built using traditional construction methods would have taken around 24 months to complete, but using modular construction dramatically reduced total build time. Vision Modular Systems also partnered with Pocket Living on Mountearl Gardens in Streatham.

Offsite construction methods, such as modular construction, have won the support of both government and industry. In last year's autumn statement, the government pledged £285 million for accelerated construction techniques through the National Productivity Investment Fund. Modular construction also featured in the recently published housing white paper as a way of speeding up the delivery of homes and diversifying the housing market.

Pocket Living and Vision Modular Systems are currently working on Europe's tallest modular residential tower in Wandsworth, at Mapleton Crescent. The 89-unit

development will be spread over 26 storeys and is expected to be finished by early 2018.

**Marc Vlessing, chief executive of Pocket Living, said:**

“Getting high-quality homes built quickly is key to solving the housing crisis. Modular techniques will play an increasingly important role in meeting this challenge and, through our partnership with Donban and Vision Modular, over a quarter of Pocket’s future pipeline will be built through modular construction.

“For modular to really take off as a viable construction method, the Government and lenders should look at making it easier for SMEs to access the working capital needed to take advantage of its benefits.”