



Housing Delivery Through Flexible Component-Led Design

Systemised Housing -
Demonstration House

Component-Led Design

Modern methods of construction offer new opportunities to meet the urgent demand for good quality new housing.

Innovaré's flexible component-led design approach puts these opportunities within reach of contractors and developers looking for simple, dependable and affordable ways to create new homes of diverse tenure types.

Innovaré has re-engineered the process of creating new housing, from design to on-site assembly.

The process uses manufacturing efficiency and better-integrated processes to achieve faster build times, cost certainty and consistent quality levels. It also offers design flexibility to maximise land use to 'unlock' sites with difficult access and meet specific local needs in particular planning and local vernacular.



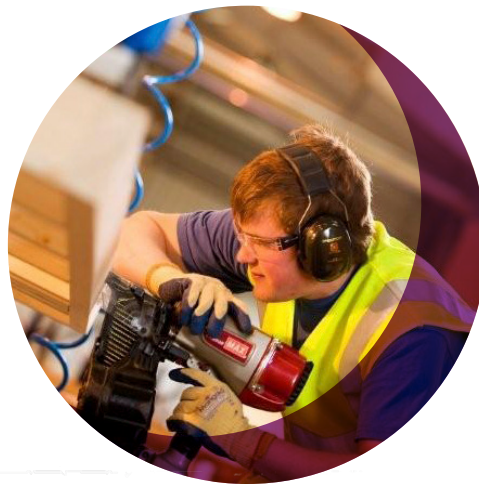


Manufacturing Precision and Certainty

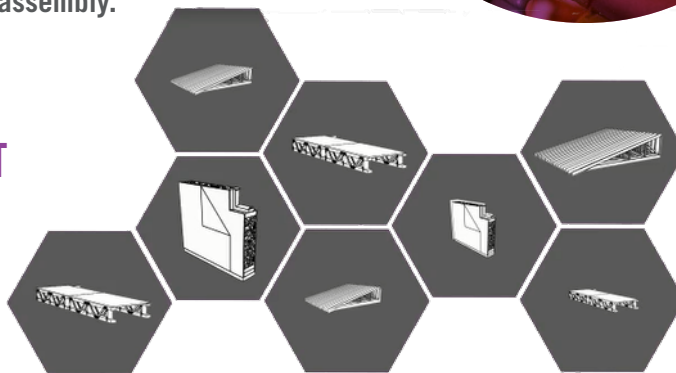
Traditional building methods cannot make the step-changes needed in both productivity and quality to meet the demand for new housing.

Component-led design and the greater certainty of offsite manufacturing fundamentally change the way projects are delivered. Simplified processes transform the outcomes that are achieved in terms of timing, costs and performance.

An integrated in-house delivery team will manage your project from design to on-site assembly.



**FLEXIBLE KIT
OF PARTS**



The component-led solution delivers energy-efficient, high quality and affordable homes completed to a dependable timescale and budget. The principal benefits are:

- Combination of panelised components for the low density, low serviced spaces and volumetric components for the high density, highly serviced bathroom and kitchen spaces. This helps to maximise quality and efficiency whilst offering the flexibility to accommodate any site.
- Greater consistency and certainty of above-ground development costs.
- Shortened build times as the structures are completed in parallel to site preparation and groundworks.
- Watertight structure achieved within 48 hours.



Flexible manufacturing disciplines and streamlined production processes simplify the construction phases of housing projects; making otherwise uneconomical sites viable through a combination of lower costs and maximising site density. The greater simplicity and control removes many of the risk factors faced by contractors and housing developers, including weather delays, skills shortages and coordination of multiple trades.



The Product

Component-led design combines the advantages of scale with flexibility. This combination brings both cost-efficiency and cost certainty to housing development.

Flexihomes by Innovaré have the capability to feature fully fitted-out kitchen and bathroom pods that are assembled offsite and shipped as completed units to the site.

The rest of the structure is formed from Structural Insulated Panels (i-SIPs). These are precision-made in Innovaré's manufacturing facility and rapidly assembled on site.



Structural Insulated Panels

i-SIPs comprise OSB outer skins with a rigid foam core. They offer excellent structural stability and thermal insulation from a relatively slim profile. This helps to maximise internal space.



The quality of the components and precise assembly lead to predictable build times, costs and performance.

Panels are shipped for onsite assembly by our in-house specialists on a just-in-time basis. Homes built from i-SIPs are quick and easy to assemble. The watertight dry structure can be created within 48 hours to simplify fit-out and completion.



Protecting the Environment

Innovaré is fully committed to the goals of sustainability and environmental protection and the Net Zero 2050 emissions target. This objective is likely to accelerate the plans for all organisations, reflected in **over 100 Local Authorities declaring a climate emergency.**

WE AIM TO SAFEGUARD THE ENVIRONMENT FOR FUTURE GENERATIONS BY:

- Continually looking for ways to use resources more efficiently through good design, use of sustainable materials and reducing waste.
- Preventing pollution by complying with environmental legislation, policies and charters, and by continually improving the systems that help reduce the risk of environmental incidents.
- Communicating to all employees environmental risks and best practice.

ZERO WASTE POLICY

The carefully controlled design process minimises waste on every project. Offcuts are reused wherever possible and all i-SIP elements are 100% recyclable.

SUSTAINABILITY

Innovaré aims to procure all materials used on our projects so that we have a positive environmental, social and economic impact.

Materials are sustainably sourced and manufactured under the international chain of custody schemes PEFC™ and FSC. We provide full FSC Chain of Custody documentation to prove the point of origin of our sustainably sourced timber.

INNOVARÉ FSC CERTIFICATE NUMBER: TT-COC-004446

- Zero Ozone Depletion Potential (ODP)
- Zero Global Warming Potential (GWP)
- Zero HCFC/CFCBRE
- Green Guide 'A+' Rated Products
- 100% recyclable



The Process

Innovaré's design expertise helps ensure the viability of projects by advising on product configurations that maximise land use. The systemised model provides the benefit of flexibility with increased certainty over project costs, while the manufacturing process guarantees the timing.

Innovaré's offsite expertise and in-house capability supports every stage of your project, from design to installation.

DESIGN AND ENGINEERING

Our practical experience of onsite installation informs the design process, helping you use the benefits of the technology in full to simplify both your design and the entire construction programme. Cost predictability makes planning project budgets easier.

MANUFACTURING

Innovaré has invested heavily to create a modern manufacturing facility, driven by industry leading software that takes the complexity and cost out of the build programme.

DELIVERY AND INSTALLATION

Innovaré's systems are delivered as kits of parts on a just in time basis. Delivery is carefully sequenced and precisely matched to the build programme to minimise onsite storage and handling.

Panels are often installed without the need for scaffolding and is phased to increase the speed of handover to follow-on trades.



DESIGN



ENGINEER



MANUFACTURE



SUPPLY



INSTALL



Little Kelham - Sheffield

Design Flexibility Without the Price Premium

The product and the process mean repeatability and consistency to guarantee quality, costs, timing and building performance.

To provide even greater scope to shape around the specific requirements of each site, design is flexible to make the best use of available land, respond to local needs and enhance the viability of projects. This approach gives flexibility in plotting to accommodate the numerous site constraints, deliver on the financial appraisal whilst maximising manufacturing efficiency



Innovaré

Innovaré has an unrivalled - fifteen year track record of innovation in industrialised building technologies.

As well as schools and health facilities, we also have extensive experience of working with architects, designers and lead contractors on housing projects of multiple tenure types.



Demonstration House - Bathroom



Demonstration House - Kitchen



Standings Court - Horsham



For more information contact
enquiries@innovaresystems.co.uk or
visit **www.innovaresystems.co.uk/Flexihomes**



Innovaré Systems Limited

Unit 3, Siskin Parkway West, Middlemarch Business Park, Coventry, CV3 4PW
0845 674 0020 • enquiries@innovaresystems.co.uk • www.innovaresystems.co.uk