



This Report is part exempt and Appendix B is not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to information relating to the financial or business affairs of any particular person (including the authority holding that information), and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

## **PLACES OVERVIEW AND SCRUTINY COMMITTEE SUB- COMMITTEE**

**Subject Heading:**

**Temporary Modular Homes Waterloo  
and Queen Street**

**SLT Lead:**

**Neil Stubbings, Strategic Director of  
Place.**

**Report Author and contact details:**

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**Policy context:**

Provision of new homes within the  
borough.

### **SUMMARY**

This report provides an overview of the temporary modular homes proposal for the Waterloo and Queen Street site.

The modular housing proposal presents an opportunity to provide up to 18 families with stable homes, reducing the need for temporary hotel accommodation. By leveraging funding from the Local Authority Housing Fund, the Council is able to deliver a cost-effective, adaptable solution that meets immediate housing needs. The scheme enables the Council to address urgent housing demands proactively, demonstrating its commitment to responsive and responsible community development whilst the wider scheme is regenerated.

The content of this report sets out the outline of the scheme, projected costs and delivery programme.

## RECOMMENDATIONS

Places Overview and Scrutiny Sub- Committee are asked to note the contents of this report.

## REPORT DETAIL

The London Borough of Havering (LBH) has a need for housing solutions to support residents at risk of homelessness, with demand for temporary accommodation remaining high. To help address this challenge, the Council is proposing to introduce a scheme of 18 modular homes on a part the cleared site at Waterloo and Queen Street, on land scheduled for permanent development in approximately 5 to 7 years.

The proposed development will consist of 14 two-bedroom homes (at 58 square metres each) and 4 three-bedroom homes (68 square metres), all fully equipped to accommodate families. The scheme will include some landscaping that enhances the development and make a contribution to biodiversity, promoting an inviting environment for residents and improving the visual appeal of the area.

There will also be five standard car-parking spaces provided on site.

### **Key Benefits of Modular Homes:**

#### **Lifespan and Ability to be relocated:**

These modular homes are designed with a lifespan of up to 60 years and can be relocated up to five times if necessary, whilst retaining the supplier warranty.

#### **Speed of Delivery:**

The homes can be efficiently deployed, providing timely relief to families currently in unsuitable hostel and hotel accommodations.

#### **Cost-Effectiveness:**

Each unit is supplied at a cost of £200,000. Additional expenditure is required to provide the necessary site infrastructure (preparation of bases, provision of utilities, vehicular and pedestrian access, lighting etc) in addition to which it is proposed to apply cladding to meet the aesthetic requirements of the local planning authority – a more comprehensive cost breakdown is set out in the Financial Considerations section within exempt Appendix B. Faster construction reduces interim housing

costs, off-site manufacturing lowers per-unit expenses, and energy-efficient designs cut utility bills. Together, these factors optimise resources and support our strategic housing goals.

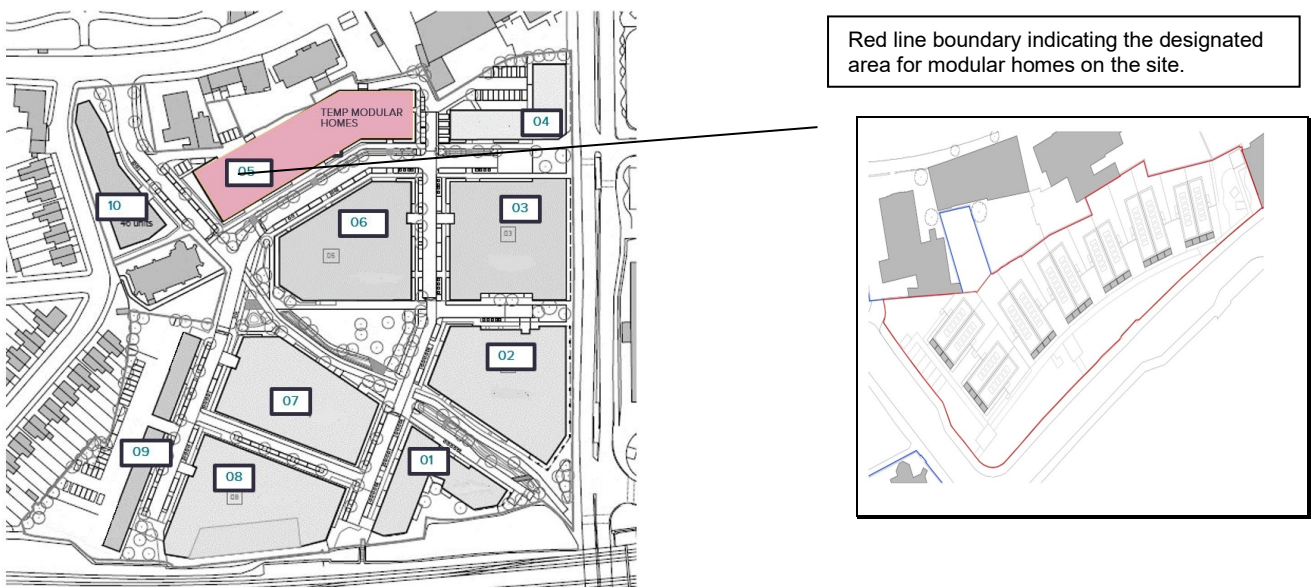
### High-Quality Living Environment:

The modular homes will provide modern, well-equipped spaces that are energy efficient and well insulated. Each unit can be relocated to smaller sites as required, stacked up to three storeys to maximise available space, and dismantled for reuse at other locations.

### Waterloo and Queen Street Site:

As illustrated in Figure 1, the area designated for modular homes within the Waterloo and Queen Street regeneration project is scheduled for development in approximately 5 to 7 years. During this interim period, the modular homes will remain on-site, providing accommodation for residents in need as other phases of the regeneration progress.

**Figure 1.** Site Plan of the proposed modular homes on the Waterloo and Queen Street Site



### Collaboration and Design:

The Joint Venture team worked closely with the Assistant Director of Housing Demand to design and ensure the modular homes met LBH's specific requirements. Positive feedback was received following meetings with planning officers during pre-application discussions. To ensure the best possible outcomes, a specialist company, Better Delivery, was appointed by the Joint Venture to

conduct extensive market testing. This process involved evaluating multiple suppliers and modular home options based on quality, suitability for temporary accommodation, and cost-effectiveness. The testing compared unit sizes, configurations, and overall value, ensuring that the selected homes meet LBH's high standards for internal quality while delivering value for money. Through this thorough market assessment, the best modular solutions were identified to meet both the Council's needs and budget.

### **Sustainability:**

Modular homes offer a sustainable, efficient housing solution that aligns with our environmental and safety commitments while meeting the needs of our communities. Constructed in controlled settings, they minimise waste, optimise resources, and reduce carbon emissions. With high Energy Performance Certificate (EPC) ratings, modular homes are designed to ensure low energy use, providing efficient heating and cooling that directly benefits residents by reducing costs. Renewable features, such as Air Source Heat Pumps (ASHP) for heating and hot water, and Photovoltaic (PV) panels for clean energy, lessen dependency on traditional energy sources and further reduce utility costs. Built-in sprinkler systems also meet fire safety standards, offering enhanced protection for residents.

Their low maintenance costs and flexibility, combined with a long lifespan, make modular homes a sustainable solution to address the borough's immediate housing challenges. As illustrated in Appendix A, the typical internal layout is thoughtfully designed to maximise living space and functionality, providing residents with a comfortable and practical home environment.

### **Programme:**

Allowing for planning approval, manufacture, site preparation and installation, it is envisaged that the modular units will be available for occupation in Autumn 2025.

### **Neighbour consultation:**

The scheme proposals have been presented at the liaison meetings with Cotleigh Road residents and have been generally well received

Appendix A – Images





# Illustrative Internal Layout

