



Temporary & Emergency Housing

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Agenda

Topics

- About QED
- Our work
- How container architecture works
- Our Services
- Options

About QED

QED is a development company focused on the transformation of brownfield sites through traditional urban regeneration and meanwhile time-based projects.

We deliver strategies that respond to immediate needs, while retaining the flexibility and opportunity to deliver future ambitions – transforming redundant urban sites into valuable, viable and vibrant communities.

Our clients



Our Work

QED's expertise lies in taking projects from initial concept all the way through to completion. Our style is low-key, hands-on and we take pride in delivering thoughtful, meticulously planned turn-key solutions – on time and on budget.

With over 100 years' collective property development experience, our team have knowledge and expertise in depth and we remain passionate about what we do and how we do it... always placing our environmental responsibility at the heart of our solutions.

Recent years have seen QED emerge as one of the few UK developers truly delivering on the opportunities that brownfield sites present, whether through 'meanwhile' or 'interim use' strategies or more orthodox approaches to urban regeneration projects.

QED has successfully delivered a number of large-scale commercial urban regeneration projects, often working through joint venture arrangements with partners. The QED team have been involved from conception to completion, developing the masterplan, overseeing the planning process and structuring the commercial transaction. Typically, these projects have been larger scale mixed-use urban developments of brownfield sites in the South East.

Our work : Regeneration

New England Quarter, Brighton

- **£250 million** regeneration project
- **15 acre site** vacant for over **30 years**
- **500 new homes**, community centre, supermarket, international college, hotel and leisure facility and offices
- **Time-based development site**: move-on accommodation for Brighton Housing Trust and 8 small business units

New England Quarter



New England Quarter



New England Quarter



Our work: Time-based opportunities

**Utilise land today rather than wait for tomorrow,
because;**

- Time-based opportunities + moveable build systems meet immediate needs
- Infill and interim sites present viable opportunities for affordable schemes
- Interim developments kick start regeneration and place making

Our work: Time-based developments

Meeting needs, creating solutions from time-based opportunities and transportable container build systems

- **Richardsons Yard:** 36 self-contained move-on accommodation units for Brighton Housing Trust; fully moveable.
- **Cobbler's Thumb:** 8 small business units – from 5 to 28 square metres; fully moveable.
- **Bordars Walk:** 34 self-contained 1 and 2 bedroom units located on a disused lock-up garage site for a 10 year duration. Lease to London Borough of Ealing.
- **Watermill Wharf:** Innovation Studios in Strood for enterprise space, 37 containers providing 15 office space for start-up companies.

Richardson's Yard 2012



Richardson's Yard 2013



Bordars Walk



Hope Gardens



Hope Gardens



Hope Gardens



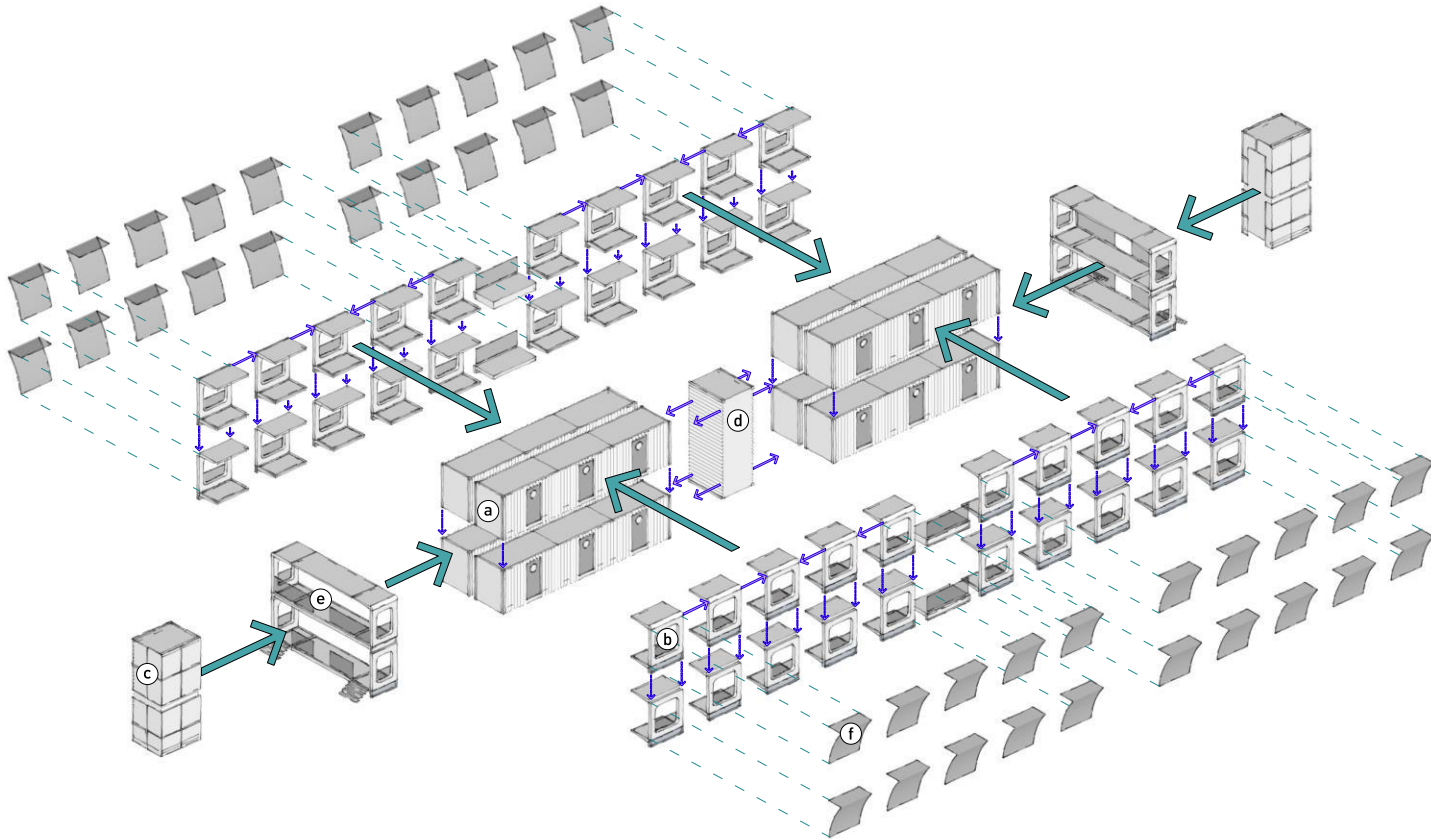
Watermill Wharf



Current projects

- Hope Gardens, Ealing: 144 emergency hostel accommodation units
- Westfield Lodge, Ealing: 35 emergency hostel accommodation units
- Interim strategy for Albert Island, London regeneration
- Undertaking Feasibility work for :
 - London Borough of Lambeth
 - Slough Borough Council
 - Dover Borough Council
 - Poole Borough Council
- Framework Agreement : London Borough of Enfield
- Advising the GLA on temporary housing provision
- Advising London Councils on Modular Housing Specifications

How container architecture works



How it works



20ft (High cube)

Length 20' / 6.06m

Width 8' / 2.44m

Height 9' 6" / 2.89m

Floor space 150 sqft / 13.93 sqm

40ft (High cube)

Length 40' / 12.19m

Width 8' / 2.44m

Height 9' 6" / 2.89m

Floor space 305 sqft / 28.33 sqm

45ft (High cube)

Length 45' / 13.72m

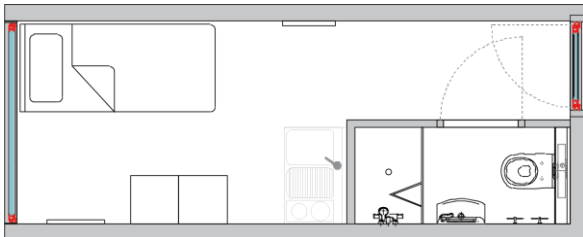
Width 8' / 2.44m

Height 9' 6" / 2.89m

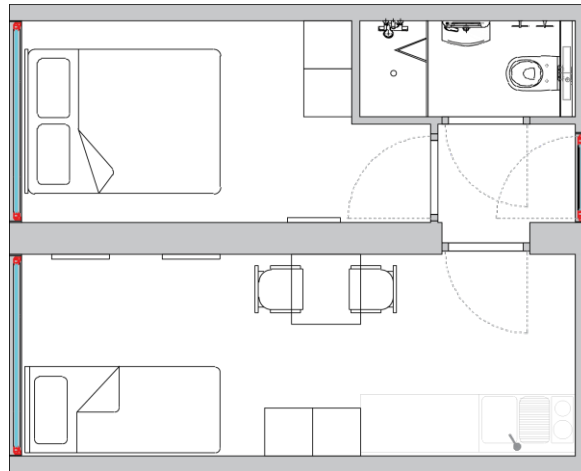
Floor space 343 sqft / 31.86 sqm

Accommodation product (20ft)

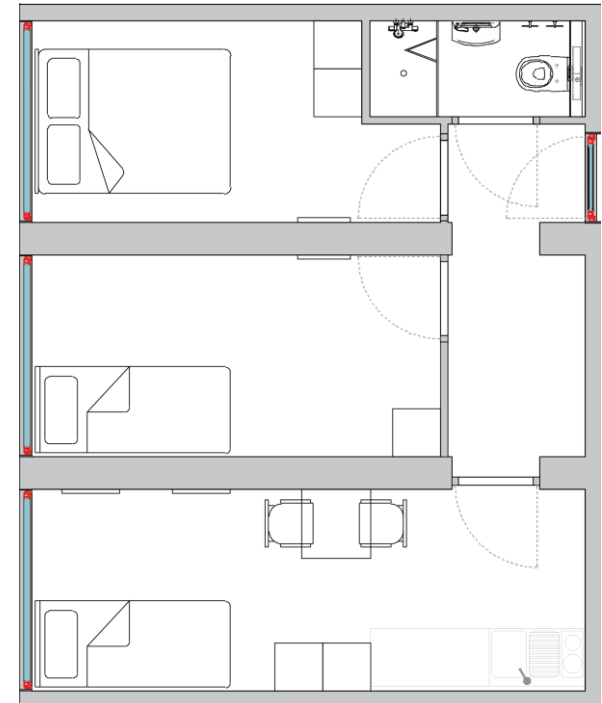
Type 1 (1-2 people)



Type 2 (2-4 people)



Type 3 (4-6 people)



External cladding options



OPTION 1 | PAINTED ANY RAL COLOR



OPTION 2 | WESTERN RED CEDAR 'CHEQUERBOARD' EFFECT



QED Services

- **Site selection**
- **Feasibility**
- **Site Investigation**
- **Statutory services engagement**
- **Planning**
 - Temporary planning 28 days
 - Full application
 - Local stakeholder engagement
- **Building control**
 - 'Temporary building control'
 - Engagement , education and energy
- **Health and safety**
- **Project Management**
- **Project delivery**
- **Cost management**
- **Post contract services**

Legislation

- **Planning**
 - Temporary planning 28 days
 - Full application
 - Local stakeholder engagement
- **Building control**
 - 'Temporary building control'
 - Engagement , education and energy
- **Health and safety**

Considerations

- **Units**
- Accommodation mix
- Ancillary modules
- Duration
- **Delivery**
- Accessibility
- **Installation**
 - Lightweight foundations
 - Services
- **Energy strategy**

Finance options

Range of solutions, tried and tested including;

- Turn-key solution
- Lease Purchase
- Outright purchase
- Lease options

Concept to completion

Our process

1. Collaborative client brief
2. Rapid prototyping
3. Discussion with manufacturing partners
4. Financial modelling
5. Finalise brief and specification
6. Manufacturing tender
7. Delivery and installation
8. Operation and maintenance

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