

# FAQs

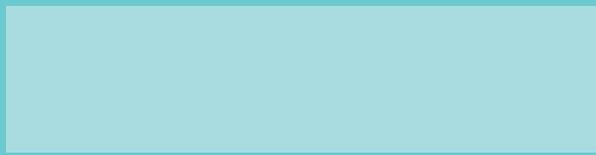


# Contents

3	What is EDAROTH?
5	Social housing
7	Brownfield land
9	Modern methods of construction
11	Supply chain
13	Environmental standards
15	Design standards



# What is EDAROTH?



## Why has Atkins launched EDAROTH?

As a leading global design, engineering and project-management company and trusted partner to local and central government, Atkins identified the social and affordable housing crisis as one of the greatest social challenges facing the UK today. Driven by a desire from those within the organisation affected by the affordable housing shortage, Atkins used its engineering and project-management knowledge, experience and expertise to identify the utilisation of brownfield land and off-site-manufactured housing as the best solution to meet the challenge at scale. This then prompted Atkins to launch EDAROTH, to enter the social-housing market as a positive disruptor to reimagine the way social and affordable housing is delivered and to support sustainable and inclusive communities.

## What is EDAROTH?

EDAROTH is a subsidiary of Atkins Limited and a social entrepreneur, providing end-to-end development solutions that are focused on delivering social and affordable housing at the point of need. EDAROTH does not seek to be a landowner, but instead focuses on the development of under-utilised and brownfield land, where our clients retain the freehold, to support enduring outcomes that build prosperous and sustainable communities.

## What does EDAROTH stand for?

EDAROTH stands for **'Everybody Deserves a Roof Over Their Head'**.

## Who are EDAROTH's clients?

EDAROTH's mission is to support the replenishment and growth of social and affordable housing across the UK and at the point of need. To that end we are focused on working with organisations with shared ambition and values. This incorporates public-sector landowners, local authorities, central government, government agencies, housing associations and other not-for-profit organisations.

## How many homes can EDAROTH deliver?

As a new entrant to the social-housing market, EDAROTH will build on current success and constantly expand capacity and capability to meet the demand for social and affordable housing. To that end, our ambition will be to continually scale up to eventually deliver thousands of homes per annum, with the potential to deliver many more beyond this through licence agreements.

## Where do you intend to build homes?

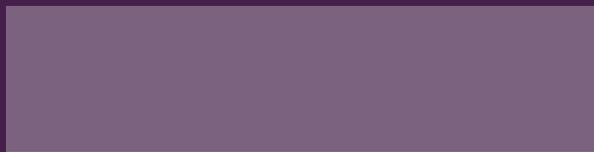
At EDAROTH we are focused on delivering social and truly affordable housing at the point of need. We do this by focusing on under-utilised sites within communities that traditional developers consider too difficult to develop, but which clearly demonstrate a positive economic and societal impact for the residents, community and client.

## What are EDAROTH's credentials?

As a subsidiary of Atkins Limited, EDAROTH has been created to meet the UK's housing challenge, committing Atkins's rich heritage in design, engineering, planning and construction management to deliver cost-effective, fast and flexible housing solutions that optimise land assets and reduce overall construction costs.

To that end, a team of housing-industry experts were convened and recruited from across the housing sector to lead the company and initiative, continuing the Atkins tradition of delivering through excellence and experience. All EDAROTH off-site-manufactured housing solutions meet and exceed the Nationally Described Space Standards and come with a BOPAS (Buildoffsite Property Assurance Scheme) accreditation of at least 60 years.

# Social housing



## Who will live in an EDAROTH home?

We believe that it is the right of every individual and family to have a place to call home. EDAROTH housing solutions are targeted at a wide spectrum of social and affordable tenures, from low- to median-income households, including those who are homeless, displaced or unable to live in the communities where they work, or from which they originate.

## What is social rental housing?

Social housing is rent-controlled housing that is owned or managed by local authorities and registered providers, such as housing associations. The aim of social housing is to provide safe and secure homes for low-income households at below market rent.

## What is affordable rental housing?

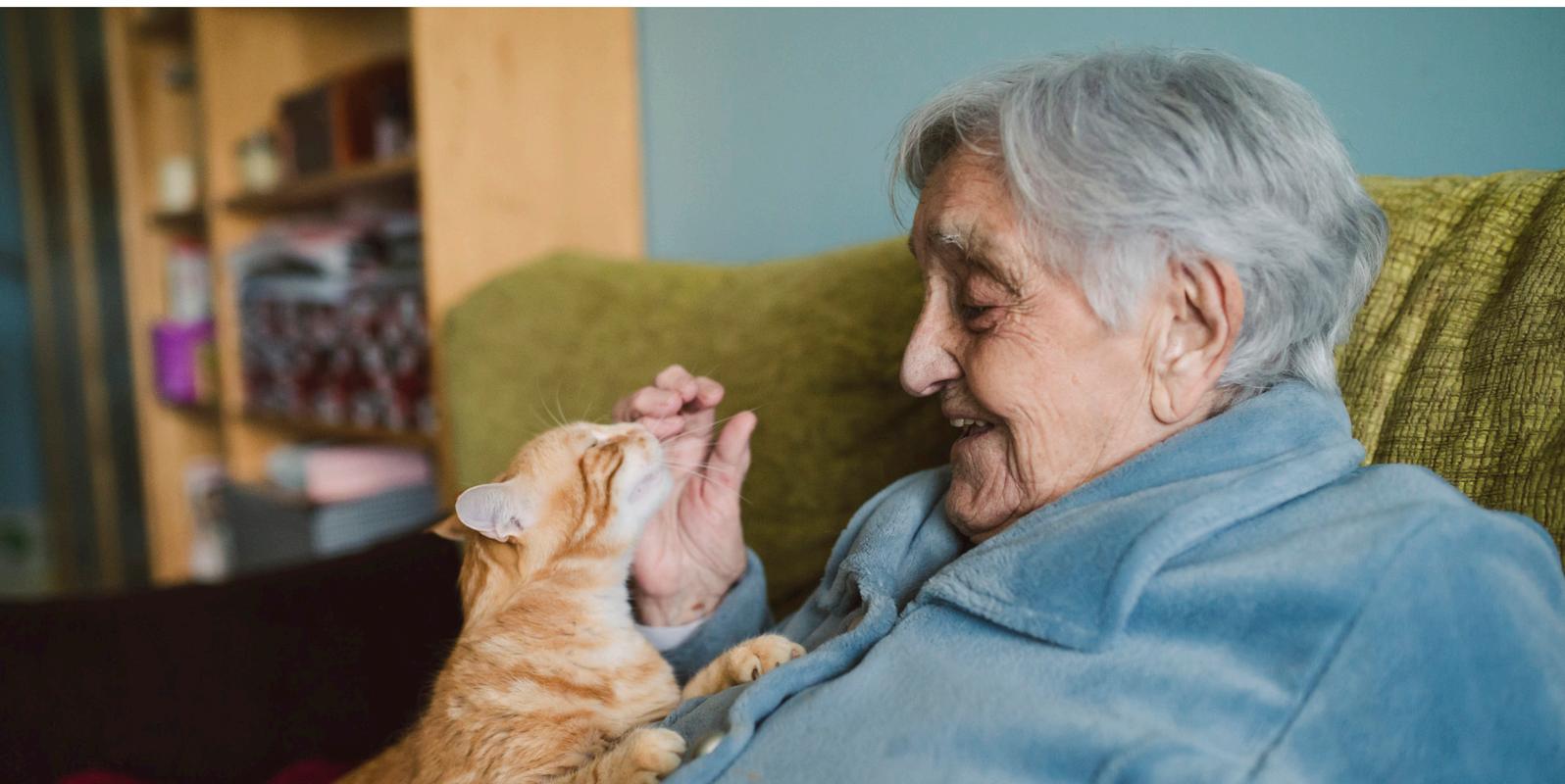
Affordable housing is for those households of low to median income, owned or managed by local authorities or private registered providers of housing. Affordable rent is restricted to no more than 80% of the local market rate.

## What is the difference between social and affordable rented housing?

Social and affordable rented housing represent two different tenures. Social housing is primarily made available to low-income households to provide safe and secure accommodation at below market rent prices. Affordable rented housing is predominantly for households of low to median income, charged at no more than 80% of the local market rate.

## Why has EDAROTH targeted social and affordable housing?

As a leading global engineering consultancy and trusted partner to local and central government, Atkins identified the social and affordable housing crisis as one of the greatest social challenges facing the UK today. Driven by a desire from those within the organisation affected by the housing shortage, Atkins used its engineering, project and development-management knowledge, experience and expertise to identify off-site-manufactured housing solutions as the best solution to meet the challenge at scale. This prompted Atkins to launch EDAROTH, and enter the social-housing market as a positive disruptor, to reimagine the way social and affordable housing is delivered, to support sustainable and inclusive communities.



# Brownfield land



### What is brownfield land?

Brownfield land is any previously developed land. The assets can comprise land that is in use, or no longer in use. This can include both contaminated and non-contaminated land that may have been used for commercial or industrial purposes.

### Why develop brownfield, under-utilised and non-strategic land?

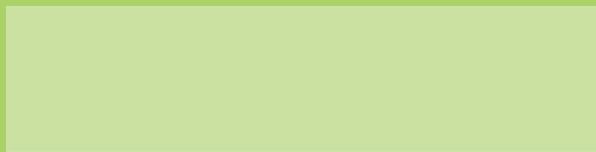
Off-site manufacturing techniques enable the use of brownfield sites and non-strategic land assets previously deemed unsuitable for housing. By developing these sites, we are able to bring forward housing developments that can be linked to existing infrastructure, utilities and services. Often in proximity to existing communities, vacant or contaminated land is frequently overlooked, but with the right skills, vision and investment, redeveloping under-utilised, brownfield and non-strategic land transforms its use, to create a positive social and economic impact for local authorities, incoming residents and the surrounding local community. By utilising the land often deemed too difficult to develop, EDAROTH accelerates and adds to current housing supply.

### What is under-utilised and non-strategic land?

Under-utilised land is any land that has the potential for development, but which is unlikely to be attractive to the existing market. Non-strategic land is the term used by local authorities to describe land assets that are not critical to the delivery of their housing targets. Such land requires new approaches to realise its true value, and it is exactly this type of site that we at EDAROTH are seeking to transform.



# Modern methods of construction



### What are modern methods of construction?

Modern methods of construction are unconventional construction methods that incorporate innovative approaches, such as off-site manufacture and the use of composites of new and traditional materials.

### What is off-site-manufactured housing?

Off-site manufacturing of homes is a process where components are manufactured and assembled in a factory before arriving on the construction site to be assembled and erected into a housing structure.

### What are the advantages of off-site-manufactured housing?

Off-site manufacturing construction techniques are less disruptive, enable efficiencies in material usage and performance and can be used in controlled environments that limit the impact of poor weather conditions, vandalism and theft and improve overall health and safety. This in turn reduces construction time and costs when compared to traditional construction techniques.



# Supply chain



### What are the materials used for EDAROTH off-site-manufactured homes?

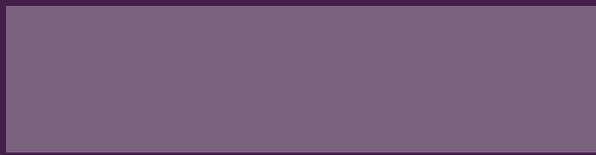
The materials used for our homes are predominantly traditional materials: bricks, hot-rolled steel, insulation, plasterboard, carpet and tiles. The non-traditional material, which is more readily used elsewhere in the industry, is the light-gauge steel, which forms the structural frame beneath the traditional materials.

### How are the materials sourced?

The materials are sourced and manufactured from within the UK and across a global supply-chain market. All components are required to meet our specified quality and certification against British Standards. All suppliers are vetted through our supplier-engagement policies.



# Environmental standards



## How long do off-site-manufactured homes last?

EDAROTH provides high-quality, precision-manufactured housing solutions, designed to deliver sustainable homes that individuals and families will be proud to call home. Our homes are designed and built to achieve a 100-year design life and BOPAS (Buildoffsite Property Assurance Scheme) accreditation. BOPAS accreditation is a risk-based assessment for lenders, valuers and purchasers, which demonstrates that our off-site-manufactured systems are built to last. We are currently working toward increasing our BOPAS accreditation to 100 years in the near future.

## What is the environmental impact of off-site-manufactured housing during construction?

In terms of reduced environmental impact and sustainability, off-site construction performs favourably when compared to traditional methods. Factory assembly can run in parallel with site preparation and results in reduced construction time and more efficient use of materials. The techniques used also reduce the on-site noise, site disturbance, waste and vehicle movements associated with construction.



# Design standards



## Do EDAROTH homes comply with BOPAS and the Nationally Described Space Standard?

EDAROTH believes in providing high-quality homes that occupiers will be proud to live in. This is why our off-site-manufactured homes exceed Nationally Described Space Standard and the requirements for BOPAS 60-year accreditation. This is exemplified by the delivery of our first four homes in the UK on behalf of the London Borough of Lambeth at the Hillside Gardens development in London. The four modern and spacious family homes, which are in close proximity to transport links and local services, unlocked a parcel of brownfield land previously deemed unsuitable for housing.



For more information visit:

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Check us out at:

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