

# VRC HOMES

Opportunities for living



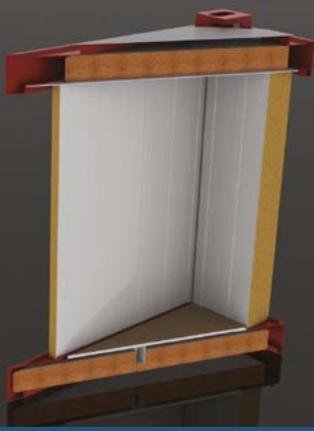
VRC Homes Ltd is a supplier of hybrid buildings to the self-build, Popup, social provision, developer and joint venture markets.

We partner with one of Europe's largest suppliers of modular buildings. The accredited facility supplies flat pack accommodation to 43 countries. Regardless of the type of build, be it a bungalow, house or apartment, the structure will have **BOPAS registration**.

Our hybrid modular construction system has many advantages. It offers a fast structural build, a flexible use of space, requires only a raft foundation and combines the best of offsite manufacture with conventional build. We are able to construct up to five storeys high. There are no structural walls within the outer frame. It also has the added advantage of reduced dependency on the home supply chain.

What makes us different from many of our fellow structural suppliers is our simple approach to building design. We model all our builds on a multiple module layout of varying sizes, each storey being the same as the ground floor frame plan.

The look of the completed build can range from contemporary to traditional, offering two ceiling heights and allowing an uninterrupted internal width of up to eleven metres and the length being determined by the number of modules used.



# ABOUT OUR SYSTEM

## Basic Information

Our hybrid modular system is based around a galvanised steel frame that houses either a floor tray or a ceiling tray and is available in different sizes. To allow optional room heights a choice of two different pillar heights are offered. Added to the skeleton frame structure are two galvanised insulation panel thickness options. The galvanising allows 60 year durability for the steel.

## Skeleton Structural Information

We start with a base tray frame which has been built on an automated robot welding production line. This has a steel grid welded within the beams. On top is a floor structure made from cement fibreboard, whilst underneath is slab insulation. The corner pillars are bolted to the base frame and then the ceiling frame is attached.

## A Flexible System

The system is suitable to build with different size modules, so that if required one can take down and move to a new location, or add extensions, just by removing the outer cladding.

## SYSTEM OPTIONS

The frame sizes (gross measurement) are as follows:

- 11.60m x 2.438m
- 11.60m x 1.219m
- 9.125m x 2.438m
- 9.125m x 1.219m
- 6.058m x 2.438m
- 6.058m x 1.219m
- 2.991m x 2.438m
- 2.991m x 1.219m

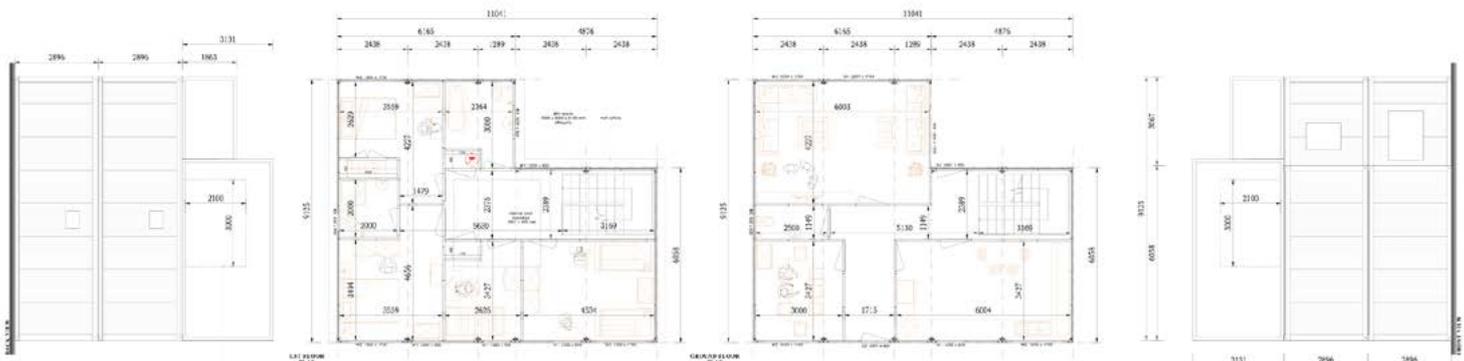
The pillar sizes offer gross single module height:

- 2.896m
- 3.250m

The panel option thickness:

- 120mm
- 80mm

## Four bedroom house with loft space





# SUPPLIED MARKETS



## Self-Build

What stands out from this system is the ease of construction for the DIY builder, once the skeleton structure has been erected. There will still be the need for the specialist tradesman in tasks such as heating and electrical. We can guide you in managing the process of the build.



## Popup

Our Popup structures are for short term use, according to need, which allows the client to provide secure accommodation for key workers. They are able to be dismantled and removed when no longer required. They have all the structural integrity of our standard units. The photographs used on our website include a Popup installation.



## Social Housing

Building for flexible tenure means that having no structural walls, one can reconfigure the housing stock to suite tenant requirements. Fast build times get tenants into housing and off waiting lists. Using accredited production facilities gives consistent quality. High insulation use helps reduce fuel poverty. Quality fitments and finish reward ideal tenants. Sound transfer between houses is reduced due to each skeleton structure being independent of each other, with only the outer cladding and roof truss having a common point.

Build quality is increased by lining all walls with ply as well as plasterboard and covering the walls with glass fibre wallpaper to reduce fabric damage. Future proofing for flexibility maximises asset value.



## Developer

Whilst we build in our own right, we are able to assist volume builders with load shedding. We can provide just the structure, we can train staff and we can erect to first fix stage. Using a mix of different types of skeletal structure – timber frame or modular steel, varies the style on site, as well as reduce, potential multi-unit assurance claims.



## Joint Venture - developing with us

We understand the upside of development. Spreading the gain with landowners is advantageous for both parties. The additional gain by the landowner is potentially increased by the split in sales from the site over different accounting years.



# CONTACT VRC HOMES

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