



SOMODULAR



SO MODULAR



# **Volume Delivery of affordable housing using timber solutions – Panelised and Volumetric Modular**

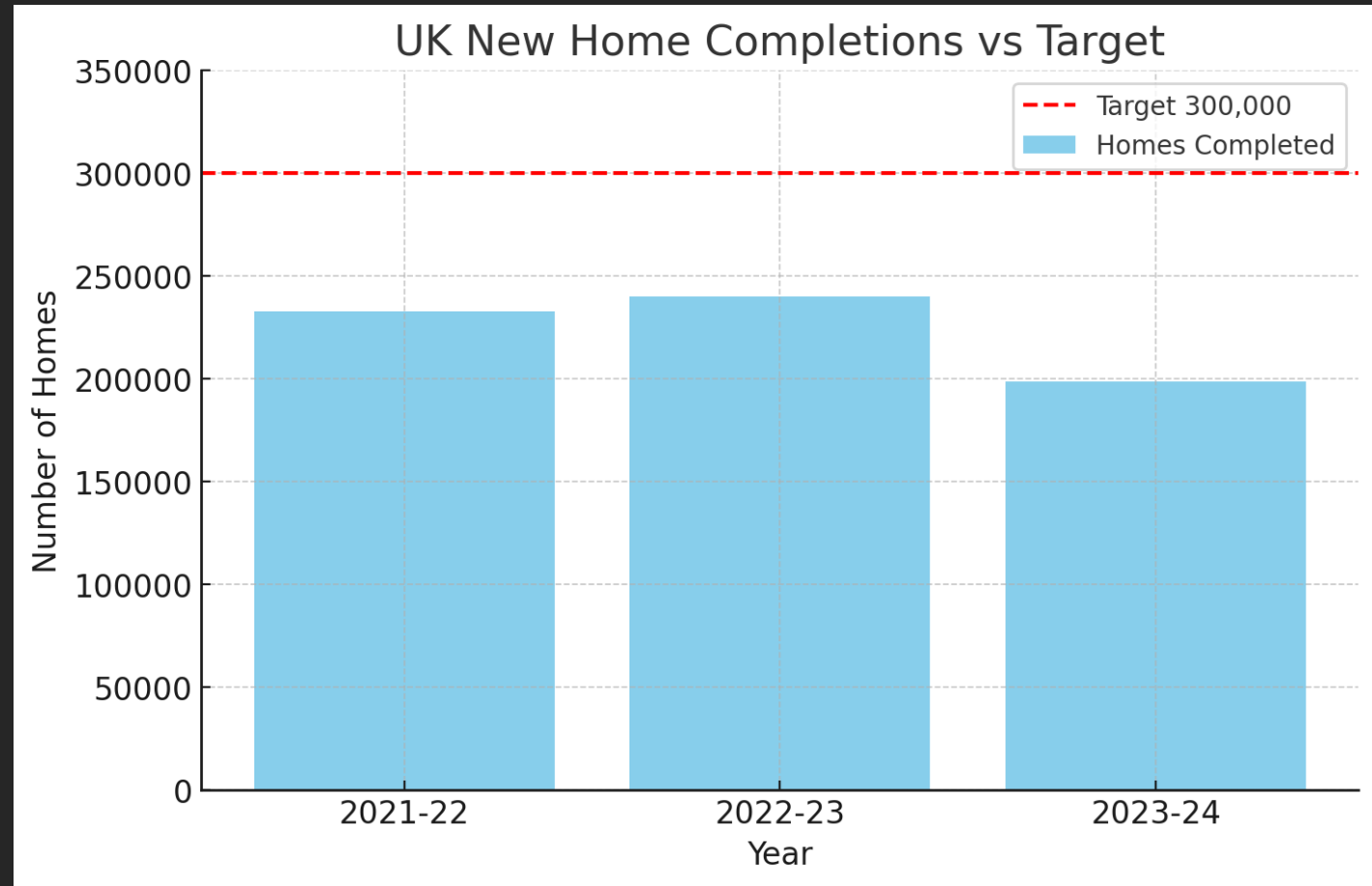


This graph shows the England is consistently falling short of the 300,000 homes/year target

- 2023-24:** Approximately 198,610 new homes were completed in England, marking a 6% decrease from the previous year.
- 2021-22:** Approximately 233,000 new homes were supplied.
- 2022-23:** The number of new homes completed was around 239,871, still below the target.

### Social homes

Data for the 2023/24 year shows a net loss of 650 social homes in England, with 19,910 new homes built but 20,560 lost through sales (Right to Buy) and demolitions, indicating that more social homes are being lost than built, [according to Shelter England.](#)



# Q1 2025 statistics



## UK home starts

	1Q2025	Change from 4Q2024	Change from 1Q2024
UK	35,640	11.3%	17.4%
England	29,610	15.5%	22.8%
Wales	960	26.3%	54.8%
Scotland	3,340	-18.1%	-17.5%
Northern Ireland	1,730	12.3%	9.5%

Source: ONS – House building, UK: permanent dwellings started and completed by country,  
Table 1a, 1b, 1c, 1d, 1e

## UK home completions

	1Q2025	Change from 4Q2024	Change from 1Q2024
UK	38,780	-21.1%	-5.9%
England	32,560	-20.3%	-5.2%
Wales	1,070	-16.4%	-4.5%
Scotland	3,790	-29.7%	-15.6%
Northern Ireland	1,360	-16.6%	7.9%

Source: ONS – House building, UK: permanent dwellings started and completed by country,  
Table 1b



# SO Modular / JCG Factory



Our 350,000 sqft premises boasts **Net Zero Operational Carbon status**. It has been carefully equipped with state-of-the-art modular machinery.

We can produce up to 3,500 units a year and provide industry-leading training, research & development and local job opportunities.

Our Net Zero operational carbon facility helps reduce the embodied carbon of every timber frame home we manufacture!



For almost 30 years, SO Modular have been a market leader in the consultation, design, manufacture and erection of timber structures across the UK.

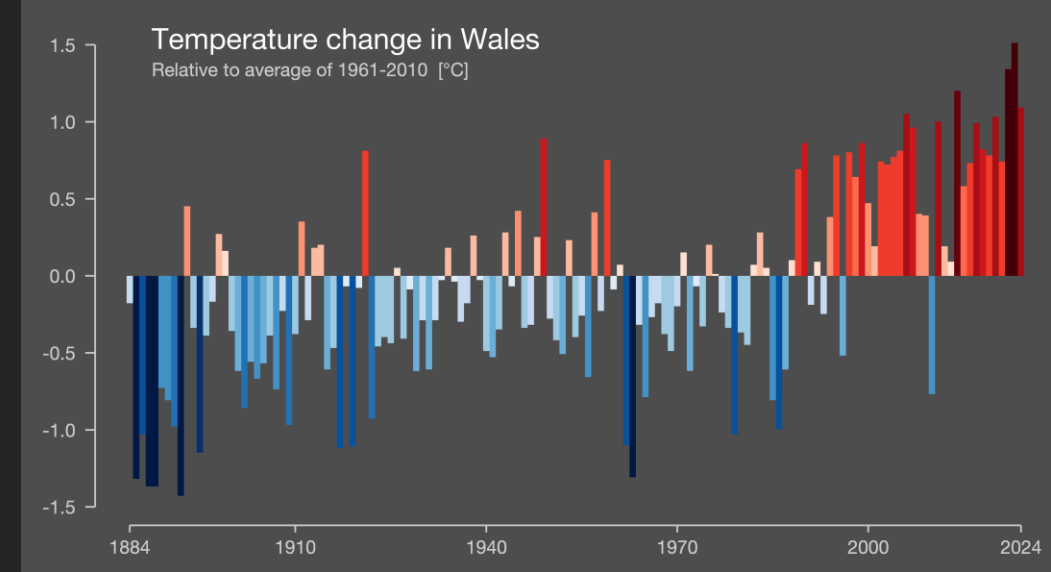
The company has grown rapidly to its current position as one of the largest Modular /Timber Frame manufacturers with Wales.

SO Modular work for a large portfolio of clientele including National Homebuilders, Local Authorities, Housing Associations and the Private Market covering all sectors – residential, education, healthcare, tourism & leisure and commercial.





# Why we do what we do!

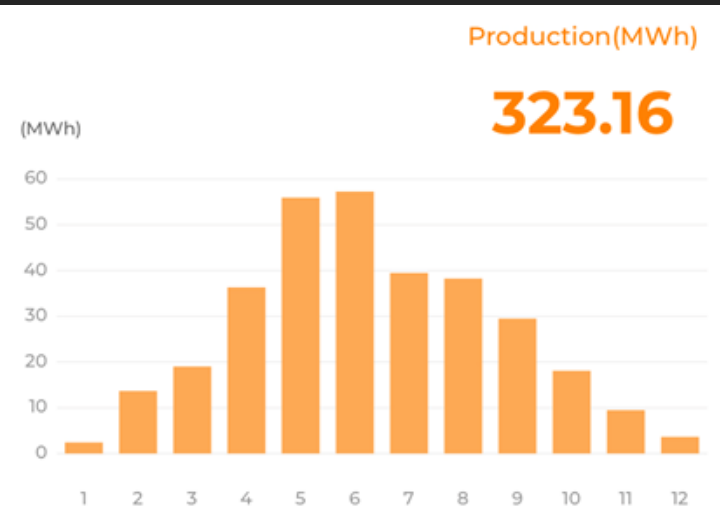
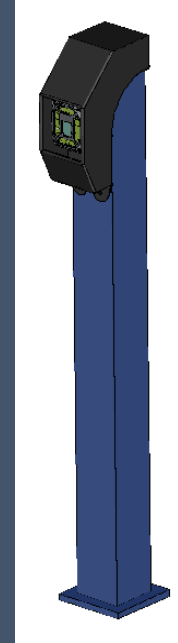


# Our planet needs saving!

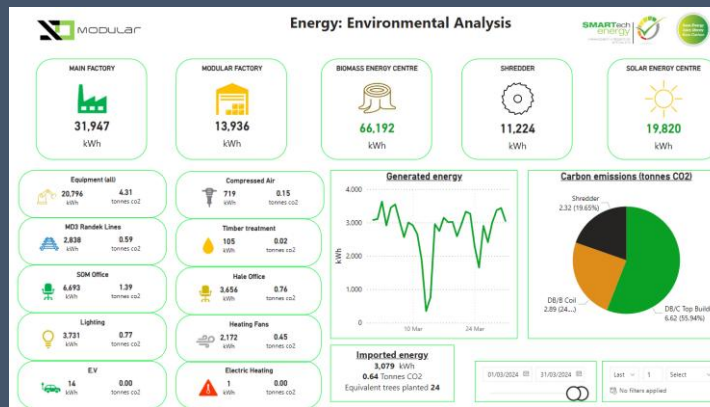




# Circular Construction and Volume Delivery



Renewable Energy

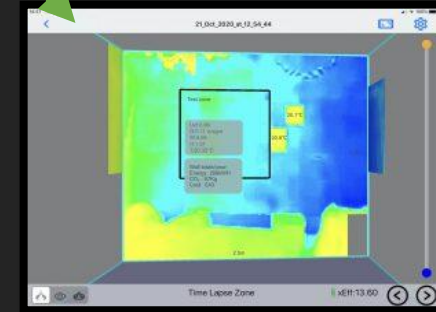


Process Control & Automation

Waste Management



# Training, R&D & Quality Testing



- Continuous development of skills and best practise
- U-Value measurement system for testing thermal performance
- Thermal imaging camera to visualise fabric performance
  - Reducing performance gap
- Building performance testing and analysis







# The Priorities for Housing in the England and Wales

Jayne Bryant: "Good quality affordable housing can provide opportunities for every individual and family, positively impacting upon health, mental health, and education outcomes."



1.5 million New Homes current parliament term

Delivering 20,000 Low-Carbon homes by 2026

Sustainable procurement and supporting the foundational economy

Achieving Net Zero carbon emissions by 2050

Good design and Healthy homes

Well-Being and Future Generations Act

Sustainable procurement, transport links and the Golden rules for development



SO MODULAR





# Product Range



Open / Closed / Panelised Timber  
Frame

Volumetric Modular

Roof Trusses & Cassettes

Floor Cassettes and Joists





# How do we deliver volume and meet the standards?

Long-Term  
Value

Government Targets

Regulatory  
Compliance

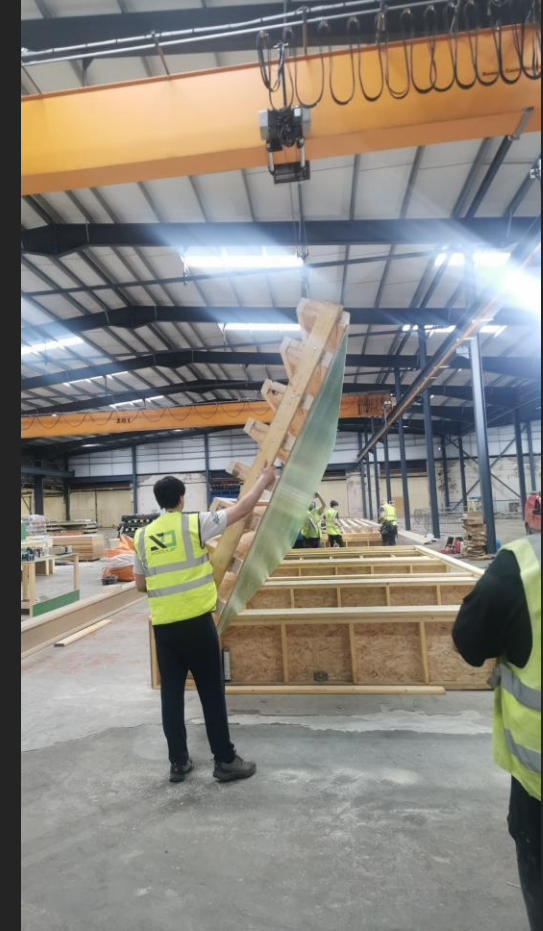
Faster on-site  
install

Premium  
Features

Aesthetic  
Variations

Design  
Flexibility

Renewable  
Materials



MMC

WDQR

Cost & Consumer Demand

Net Zero Ready Designs

Sustainable Procurement

Cost Control

Efficient Construction



# What are the differences?



Widely accepted system

Logistics

Quicker on-site delivery

Generally, less carbon emitted

Less upfront design

Less Waste







# Case Study - County Flats (Volumetric)

MMC Focus

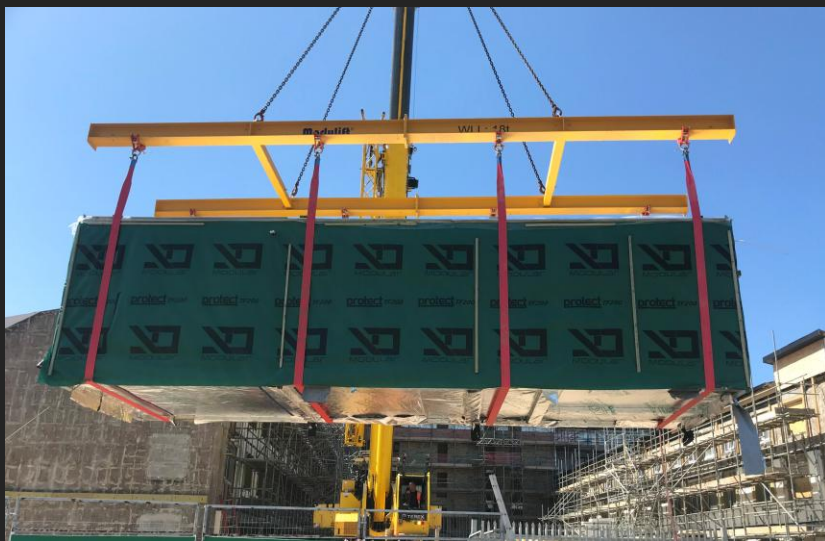
£4.5 Million contract  
value

Sandfields,  
Aberavon, Port  
Talbot

55 New Modular  
Flats & 72 Refurbed

Volumetric Modular /  
Panelised Timber  
Frame / Retrofit

Utilisation of 2  
Natural Insulations  
(Welsh Sheep's  
Wool and Wood  
Fibre)







# Case Study – Gwynfaen (Panelised)

144 Zero  
Carbon Homes  
for Pobl Group

Total Contract  
Value £1.5m

Solar panels,  
MVHR, battery  
storage and  
ground source  
heat pumps

Low Carbon building fabric  
utilising locally sourced  
Welsh Timber and Wood  
Fibre insulation to achieve  
high levels of thermal  
efficiency.

Largest Zero  
Carbon Social  
Housing scheme in  
Wales





# Case Study – Loftus Gardens (Timber frame)



54 homes

Roofs Built as one  
for speed of cost  
efficiency

Open Panel Timber  
frame with Windows

[SO Modular crane on Vimeo](#)



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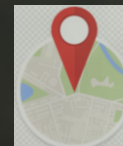


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