



Picture Development  
In partnership with  
Bristol City Council



# The UK's truly affordable, zero-carbon high-quality modular housing solutions

- Rapid Built
- Full Turnkey Package
- Bespoke Design



Ideal for...

- Car parks
- Infill schemes
- Garage sites
- Brownfield sites
- Flood Zones
- Regeneration areas
- Traditional development sites





# ABOUT ZED PODS



ZED PODS are award winning affordable, zero-carbon, high quality modular homes, built in a fraction of the time of traditionally built conventional housing. This revolutionary modular solution decouples land and building costs by building affordable living spaces above existing car parks, garages and hard-standing areas, as well as traditional sites, apartments and homes.



Developed and tested at the Building Research Establishments (BRE), our solution is the only product suited to be built above car parks with special considerations from fire, quality, noise, air quality, utilities. Fully structurally engineered system & foundations, CDM, efficient built process & installation with minimal on-site disruption.

Build in ISO9001 / 14001 & BOPAS accredited production facility.

Built in the UK, these high-performance units are highly energy efficient with our “fabric first” approach and renewable technologies to keep lowest possible utility and lifetimes costs for the residents and to meet sustainable development objectives of the client.

# HIGH QUALITY SPECIFICATIONS

**1. Highly Efficient Buildings: Super-insulated, air tight homes with minimal energy demands (ENE1 9 or 10 credits in SAP) and lowest running costs.**

**2. Fire safety is at the heart of our designs with minimum 60 minute fire ratings and non-toxic materials.**

**3. Renewable energy options include solar panels and battery storage.**

**4. Acoustic rated insulation materials, high performance glazing and enhanced party wall details create exception acoustic attenuation.**

ZED PODS have paid careful consideration to the use of space and light. All our designs maximise daylighting and have adaptable storage options for both single and double bedrooms. Our open plan living and kitchen/dining spaces maximise the available space and create light and airy homes.

Add to this, tiled bath and shower room options that meet all space requirements enhance the buildings. We have even designed in balcony and external spaces and can meet Part M / adaptable homes requirements.

ZED PODS can be easily adapted to suit client's design requirements and performance standards.

Beyond contemporary décor, open plan living and sunshine filled rooms, we consider every detail. All our homes have standard interior specifications with options to upgrade. Our homes are delivered fully furnished, including floor finishes, fixtures and all fittings.

# TAILORED HOUSING SOLUTIONS

All design, planning and project management by our in-house CIAT & RIBA registered architectural design team.



Car parks & flood zones



Mid-density Urban Scheme



High-density Apartment Block



Traditionally-styled Houses

# QUALITY ASSURANCE & WARRANTY SCHEMES



BOPAS Approved Designer/Constructor/Manufacturer

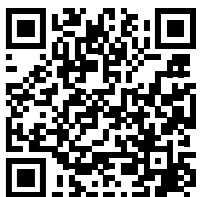


Under Review



- ① Open plan living & kitchen
- ② Super-insulated breathing wall
- ③ Full-tiled bathroom
- ④ Roof light
- ⑤ Storage
- ⑥ Triple-glazed windows / doors

Scan to view 3D tour



# TAILORED OPTIONS

ZED PODS have solutions tailored for private market, local authority and housing association needs.

Nationally Described Space Standard Compliant Units	1 Storey			2 Storey	
	1B1P	2B4P	Wheelchair Accessible	1B2P	2B4P
GIFA/home (m <sup>2</sup> )	38.1	71.4	61.6	58	73



# PROJECTS DELIVERED

## 'Hope Rise' — Bristol City Council

The award-winning zero operational carbon, social rent housing development above a public car park.

'Hope Rise' ZED Pods development, 11 duplex apartments over car parks, Chalks Road, Bristol. This scheme has been designed to be the first **100% affordable and zero-carbon housing development** which delivers necessary housing in St George for young people in need of affordable housing & those at risk of the housing crisis.



Flat 1 Hope Rise  
Chalks Road  
BRISTOL  
BS5 9FP

Valid until  
6 December 2030

Certificate number  
6330-4732-5009-0173-0206

Energy rating

# A



### Anticipated Carbon Emissions

Part L Compliance		Standard New Build		Hope Rise	
CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)	CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)	CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)
TER		UK Average DER		Anticipated DER	
30.88	15,207	15.82	7,846	-8.65	-4,387

\* New build data taken from ONS housing efficiency and median property sizes

### Water Savings (Litre)\*

Number of Occupants	Water Consumption (L Per Year)	Savings over baseline** (L Per Year)
23	843,687.32	206,406.43

\*Not including sprinkler demands or external usage

\*\* Baseline water consumption based on England Compliance of 125L/person/day from Building Regulations Part-G 2010 with 2016 amendments

Awards:



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## Captain Sir Thomas Moore House

10 key worker accommodation delivered in 13 weeks

ZED PODS have designed an **affordable, zero-carbon housing scheme** that was deployed in circa 13 weeks on a constrained site to deliver much-needed on-site key worker accommodation. These 10 space standard compliant single bed apartments, finished to a high specification and creating pleasant modern living spaces and generating more energy than they consume.



## Full Turnkey Package — from Design to Completion



We offered a full turnkey solution to meet the budget and project requirements, and transforming underutilised areas to new uses.

The benefits of the collaborative approach and the integration of the contract teams, estates teams and facilities management demonstrates how modular construction of new buildings within the hospital estate can create windfall sites for new uses and be delivered in a fraction of the time as traditional builds, without the major disruptions to the day-to-day working of the hospital.

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Awards





## Kevin Fenton Mews, Bromley

25 zero operational carbon affordable homes above car park  
 Client: London Borough of Bromley

This project is a pioneering, environmental and socially focused development providing 25 homes for vulnerable households who are in temporary accommodation.



12 Kevin Fenton Mews  
 BROMLEY  
 BR1 5FF

Energy rating **A**

Valid until 29 September 2032  
 Certificate number 9232-9131-4200-0280-0276



Score	Energy rating	Current	Potential
92+	<b>A</b>	103 IA	103 IA
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Anticipated Carbon Emissions**

Part L Compliance		Standard New Build		Kevin Fenton Mews	
CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)	CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)	CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)
TER		UK Average DER		Anticipated DER	
25.48	41,162	15.82	25,434	0.61	-4,730

**Water Savings (Litre)\***

Number of Occupants	Water Consumption (L Per Year)	Savings over baseline** (L Per Year)
65	2,430,154.35	537,501.90

\*Not including sprinkler demands or external usage  
 \*\* Baseline water consumption based on England Compliance of 125L/person/day from Building Regulations Part-G 2010 with 2016 amendments



## Hill Street House, Newport

12 ultra-low carbon social housing scheme in Newport  
 Client: Linc Cymru HA and Newport City Council

The scheme was awarded a capital grant under the Phase Two Homelessness Programme from the Welsh Government and forms an important part of Newport City Council's (NCC) plans to increase the supply of affordable social housing in Newport.



Pod 1 Hill Street House  
 Hill Street  
 NEWPORT  
 NP20 1LZ

Energy rating **A**

Valid until 3 August 2032  
 Certificate number 0340-3894-7080-2202-7455

- Air Test Result**
- Air test results varied between **0.87 - 0.99m<sup>3</sup>/h/m<sup>2</sup>** achieving near passivhaus standard
  - Far below ZED PODs target of **2m<sup>3</sup>.h-1.m<sup>3</sup>**
  - The achieved values are 80%+ better than the national compliance level of **5m<sup>3</sup>/h/m<sup>2</sup>**

Test Results

Target:	≤ 10.00	m <sup>3</sup> .h <sup>-1</sup> .m <sup>-2</sup> @50Pa	Air Permeability:	0.87	m <sup>3</sup> .h <sup>-1</sup> .m <sup>-2</sup> @50Pa	Pass
Air Flow Coefficient (C <sub>wa</sub> ):	4.053	m <sup>3</sup> .h <sup>-1</sup> .Pa <sup>-1</sup>				
Air Leakage at 50 Pa (Q <sub>50</sub> ):	120.592	m <sup>3</sup> .h <sup>-1</sup>				
Air Flow Exponent (n):	0.87					
Coefficient of Determination (r <sup>2</sup> ):	0.992					

This is to certify that the above named building has been tested by a registered provider in accordance with ATTMA TSL1, TSL2 or TSL3, subject to the above statements regarding temporary sealing and deviations from these test standards.

This certificate is a short form report. If a full compliant report is required please contact the company that issued the certificate. Enquiries about this certificate should be made to: Scheme Manager, ATTMA, Unit 3, Tannery Road, Loudwater, Buckinghamshire, HP13 7EQ or visit [www.bctsa.group/attma/](http://www.bctsa.group/attma/)

**Anticipated Carbon Emissions**

Part L Compliance		Standard New Build		Hill Street	
CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)	CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)	CO <sub>2</sub> (kg/m <sup>2</sup> /yr)	Total CO <sub>2</sub> (kg/Yr)
TER		UK Average DER		Anticipated DER	
33.16	12,664	15.82	6042	7.16	2,734

**Water Savings (Litre)\***

Number of Occupants	Water Consumption (L Per Year)	Savings over baseline** (L Per Year)
12	440,184	42,945.31

\*Not including sprinkler demands or external usage  
 \*\* Baseline water consumption based on Wales Part-G Compliance of 110L/person/day





# TESTIMONIALS

“ I am pleased to see these works advancing, which form part of an initial £10 million investment from the council to increase the housing supply across the borough. This site is one of several similar developments underway across the borough, showing the council’s long-term commitment to addressing Bromley’s housing needs. This new housing is so essential because it provides suitable accommodation for families who desperately need it, while simultaneously reducing the number of families the council must house in expensive, nightly paid accommodation.”

**Councillor Peter Morgan**  
Executive Councillor, Bromley Council  
Renewal Recreation and Housing



“ Our partnership with ZED PODS for the district’s first modular, carbon neutral homes embrace this approach and means we can support our most vulnerable residents to access good quality housing, which meets their needs”

**Mike Lowman**  
Operations Manager  
Mid Devon District Council



“ We are really pleased to see this development finished, particularly as it demonstrates that new housing is about creating great places that promote resilient communities.

Bristol is a city of innovation, and we have taken a lead on exploring new solutions to the housing crisis that is evident across the country. We all need to work together to tackle these big issues, and there has been some fantastic partnership working to bring these ZED POD homes to the city.”

**Marvin Rees**  
Mayor of Bristol City

“ ....It’s important to remember that care leavers can be at risk of homelessness, so this new development will contribute to ensuring people who could end up living on the streets of Bristol are housed, without removing them from their support network”

**Sophie Patrick**  
Hope Rise Resident







“ I have lived in a ZED PODS home for over a month now & I still have to stop to appreciate how nice of a house I have at such a young age. I was nervous about moving in so close to Christmas because of winter & most people I know when they first move in it’s always cold. However, the homes are really warm & don’t take long to heat up.

I fell in love with ZED PODS at first read. I loved that they are energy-efficient and environmentally friendly. The house designs had come up on my home choice and my heart just leapt. To see such a wonderful house show up on home choice was a shock to me and to be living here now I don’t suppose any words can describe how I feel about my home.”

**Sam Lindo**  
Hope Rise Resident

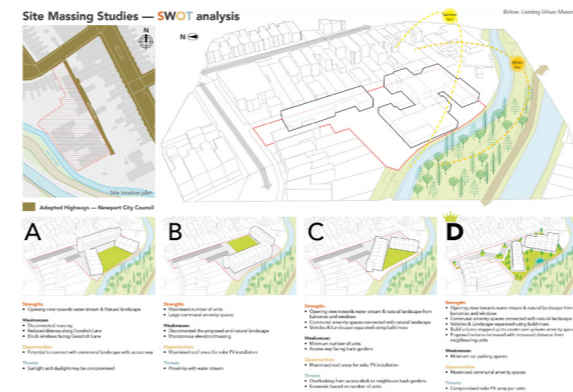
# FRAMEWORKS

We are part of the following frameworks which allow easy procurement of our services for Local Authorities

Frameworks	Description
	Crown Commercial is a £10bln worth of procurement framework for all government departments (e.g. MOD, MOJ, DFE) to award new build projects. ZED PODS Ltd named as a supplier on Crown Commercial Service’s (CCS) Offsite Construction Solutions framework (RM6184). Zed Pods Limited are pleased to have been named on Lot 3 of Residential Properties. This Lot provides access to the purchase of a suite of turnkey Pre-Manufactured Primary Structural solutions (Category 1) for the provision of Residential Properties, including but not limited to Affordable Housing, Regeneration and Mixed-Use.
	Fully OJEU compliant, this framework provides public sector organisations with easy access to off-site manufactured, volumetric building systems, and enables them to direct award contracts.
	OSHA MMC Framework – An alliance of 23 RSLs from the North has grouped together with an aim to deliver 10,000 homes. For their procurement purposes, they have come out with a tender to pre-vet the potential contractors, so that the housing associations don’t have to issue individual tenders every time for every scheme. This also helps them to aggregate their requirement and seek “best value”. This tender is estimated to be worth £2bn of residential offsite construction works.
	SWPA MMC DPS – This is an open procurement framework (aka Dynamic Purchasing System) where contracts can join anytime to being vetted and selected. But for every project, all interested contractors have to submit “price” as part of mini-tendering process. The DPS framework covers South West Region, and is offered by the LHC under their regional brand of SWPA.

# NEXT STEP

Contact us with a site or scheme and we can provide you with an outline viability statement, explain our features and benefits in more detail and arrange a visit to our show homes.



Above: Exemplar feasibility study



# AWARDS 2022







## CONTACT US

✉ [projects@zedpods.com](mailto:projects@zedpods.com) ☎ 020 3983 3114

🌐 [www.zedpods.com](http://www.zedpods.com) 🐦 @ZED PODS **in** @ZED PODS Limited

Picture: ZED PODS interior in 'Hope Rise' Bristol.  
Scan the QR code to view 3D tour

