

Examples of Innovative Alternative Accommodation

Bristol City Council

Bristol has implemented the Gap House concept, delivering nine offsite-manufactured eco-homes on former garage plots. This includes the use of high-performance structural insulated panels (SIPs) and compact two-storey designs to address acute housing need. Supported by council-owned land and modern methods of construction.

Sources: RIBA Journal (2025), PremProperty (2025)

Cardiff Council

Cardiff is partnering with Wates Group to construct 235 modular homes aimed at reducing reliance on temporary accommodation. These factory-built units provide low-carbon, high-quality housing delivered quickly to address social housing pressures.

Source: Wates Group (2024)

Norwich City Council

Norwich delivered the award-winning Goldsmith Street development, a 100-home Passivhaus-certified scheme directly developed by the council. It has set national standards for sustainable, high-quality social housing.

Source: Good Homes Alliance (2026)

Cambridge City Council

Cambridge supported Marmalade Lane, a resident-led cohousing development designed around community living and low-energy performance.

Source: Good Homes Alliance (2026)

Newcastle City Council

Newcastle's The Malings neighbourhood demonstrates innovative urban design, energy efficiency and placemaking, showcasing alternatives to volume housebuilding.

Source: Good Homes Alliance (2026)

Sheffield City Council

Sheffield supported Little Kelham, a low-carbon regeneration of a former industrial site, with shared heating systems and sustainable design.

Source: Good Homes Alliance (2026)