



**HODGKINSON**

# SOCIAL HOUSING SHOWCASE

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Hodgkinson Builders Ltd: Driving quality in affordable housing

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## INTRODUCTION

Well-built, attractive, sustainable social housing, using modern methods of construction is the key to solving today's housing crisis.

This booklet is designed to showcase the skills, knowledge and experience that Hodgkinson Builders has accumulated after decades of working in the social housing sector.

We look forward to your call!

## About Us

Hodgkinson Builders was founded in 1990 and began as a small family run bricklaying business specialising in commercial brickwork projects. Since then, the company has progressed into the new build residential housing sector and works with a range of registered affordable housing providers to provide much-needed homes. We have successfully delivered in excess of 500 units nationwide and have a pipeline of over 800 units.

Social housing is where our passion lies, and we lobby hard to change outdated perceptions, both at a public and governmental level.

We have always been driven by strong family values and a commitment to build houses that our customers are proud to call home. We don't just build homes, we build communities. That's the Hodgkinson difference.



## What you can expect from our team

Our long-standing apprenticeship programme means we've grown a team of bricklayers and other tradespeople over many years who all work to the same high standards and industry-leading levels of dedication and professionalism. Here are a few other facts and figures you might be interested in:



- ✓ The timber frame system we source typically enables us to complete a build within 8-10 weeks.
- ✓ Our £20m annual turnover means we have the size and experience to tackle almost any middle bracket project, from 10 to 100 properties per site.
- ✓ We provide an end-to-end service, acting as principal designer & contractor from concept to handover.
- ✓ Our groundworks contractor has developed a method of completing liquid screed bases at a rate of 8 plots per day.
- ✓ We have access to more than 100 bricklayers, either direct employees or regular subcontractors.



# Case Study 01

## Project Description

The Stonewater Spencer Street project in Northampton is a 25-unit residential development with a mix of 16 apartments, five three-bedroom townhouses and four two-bedroom houses. The site presented a number of challenges, including significant level changes, a water course running across the back of the site and a very tight working space. Careful planning and execution were therefore essential, compounded by the complexities of the mansard roof/flat roof design on the apartments, which added an additional layer of intricacy to the project.

**Client: Stonewater**

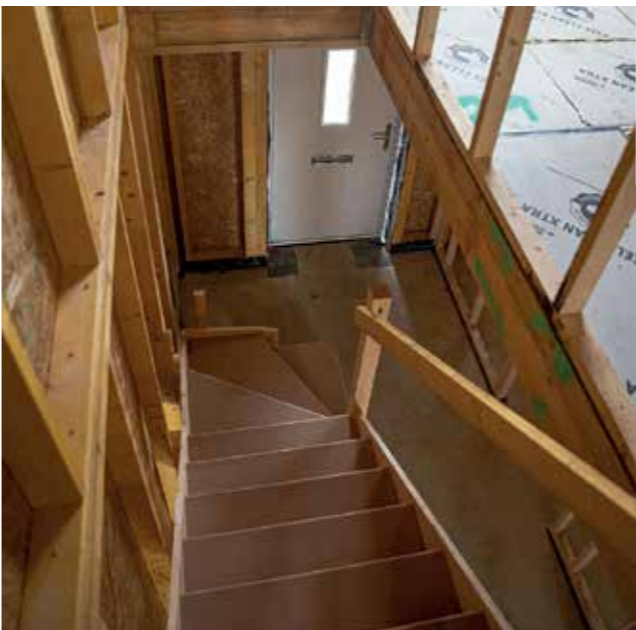
Stonewater's mission is to offer quality homes and services for people whose needs are not met by the open market., whether it be homes to rent or buy, retirement living schemes or accommodation for independent living.

Project Name : Spencer Street  
 Location: Northampton  
 Date of completion: March 2023



# Case Study 02

NCHA - Spanker Lane, in Nether Heage, Derbyshire comprises 34 new homes constructed of timber frame with a black, weathered stone masonry constructed brick skin. Handed over to NCHA in early 2023, the site is a mixture of 16 shared-ownership properties and 18 rental units. The challenging site characteristics, particularly its topography and water management needs, highlight the importance of addressing environmental and infrastructural considerations during construction.



**Project Summary**  
 34 plots - A mix of 2,3 & 4-bedroom units

**Challenges**  
 The levels towards the top of the site posed difficulties that were challenging to overcome. We also had to deal with the issue of water run-off from neighbouring land.

**Completion Date**  
 March 2023



# Case Study 03

Eleven units in Station Road, Glenfield, Leicester for Platform Housing Group

The project comprised 10 semi-detached units and one bungalow, the key features of which were:

#### Semi-detached homes

- Modern, open-plan living spaces
- Spacious bedrooms
- Sleek bathrooms
- Private gardens
- Off-street parking for each house

#### Bungalow

- Designed with accessibility in mind
- Wider doorways

## Client: Platform Housing

Platform Housing Group is one of the largest housing associations in the Midlands with over 48,000 homes across the region. Its portfolio includes social and affordable rentals and shared ownership homes for everyone from first-time buyers to enhanced supported living.

“ We are committed to building homes that help build better lives. ”

- Ian Hodgkinson, founder, Hodgkinson Builders

## Project Description

The emphasis for this project was on modern design, accessibility, attention to detail and close collaboration with this valued client, from the initial design phase to the final handover. The successful completion on time and on budget reflect a well-managed and executed construction project, with a particular focus on site safety. The small but perfectly formed project, completed in August 2022, saw the construction of 10 semi-detached homes and one bungalow.



# Other Projects

Our experience building genuine communities through affordable housing is vast. The knowledge we have gained even led to the creation of a well-received white paper on social housing. The detailed report, aimed at Government and other organisations responsible for housing policy, described how the UK could build its way out of a post-Covid cost-of-living crisis and save billions of pounds for taxpayers. Here are some other projects that showcase our expertise in the social housing sector:



## Victoria Street Mansfield, Nottinghamshire

A 56-home residential development for East Midlands Housing Group, with two- and three-bedroom houses constructed using a mix of materials including brick, tile, and timber frame. By repurposing brownfield land, the project serves to revitalize the area and provide much-needed housing, contributing to urban regeneration efforts while minimizing environmental impact.



## Goldenhill Stoke-on-Trent, Staffordshire

The site of this former working men's club provided the location for 30 units, including a mix of 20 two- and three-bedroom homes, a two-bedroom bungalow and nine flats. The project, which is within walking distance of local shops and amenities, was built for Honeycomb Group from a timber frame structure with a soft mud brick skin. It was handed over in August 2023.



## Butterley Hill Ripley, Derbyshire

This development of 12 houses and four apartments is testament to the importance of a well-managed project and close collaboration with all parties involved. Despite some difficult location challenges, superior quality and attention to detail was maintained throughout. The end result, delivered on time and on budget, provides a hugely positive contribution to the surrounding area.

# Let's Talk...

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