



Affordable Zero Carbon Housing



The Partnership

WELINK GROUP have pulled together a partnership to deliver modular housing across the World. The capability of the partnership is based on having:

- **VISION AND TECHNOLOGY**
Factory produced light weight panel construction providing high quality close tolerances and where necessary developing new materials to make energy efficient and environmentally friendly designs
- **ENERGY INTEGRATION**
Design and installation of the integration of “clean and smart” new technologies
- **INDUSTRIALIZATION & FINANCING**
Using the experience of CNBM -Fortune 500 Industrial group owners of CTIEC Technology – one of largest building material suppliers in the World and investor in future technology
- **MANUFACTURING BASED AROUND COUNTRY OF DELIVERY**
- **UK - design and manufacturing with components and material sourced locally**

Adaptable but flexible designs

- Flexible modular design that allows adaptation to suit all clients market requirements e.g private sale, rent & HA
- Designed to cater for regional variations in the UK with the flexibility to satisfy a Global market.
- Rigid light gauge galvanised steel structure allows fully completed panels to be lifted into place
- Designed for a minimum 60 year life with minimum maintenance and low energy costs.
- Integrated renewables for long term affordable energy

Clean to operate - all electric

- Solar PV for House / Apartment
- Integrated battery storage
- Electric storage heating or air source heating (low heating requirement)
- Water heated by electric
- LED lighting
- EV charging (bi-directional)
- Smart control systems
- Reduced energy bills
- Technology innovation being developed at Berkeley



Modular appearance - no different!

- Modular housing should look no different
- We work with Architects to maximise the benefits of modular construction while achieving the appropriate external appearance
- Traditional foundations and ground floor with incoming service connections.
- Cladding systems can, if necessary, be installed after assembly when no longer on the critical path



Front Elevation



Rear Elevation

Simple to provide roof living space



Front Elevation



Rear Elevation



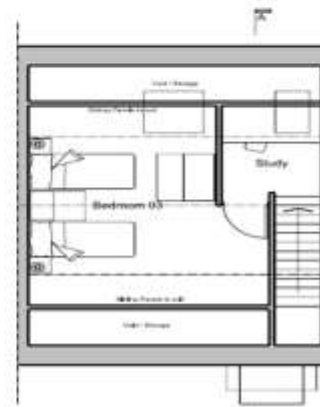
Section A-A



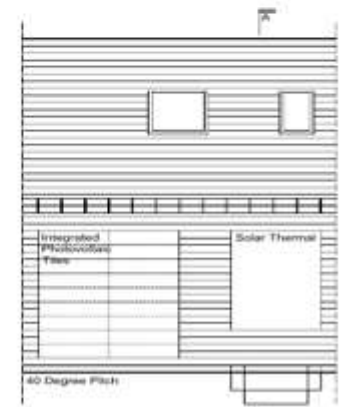
Ground Floor



First Floor

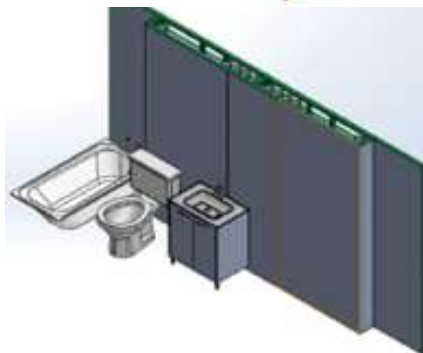
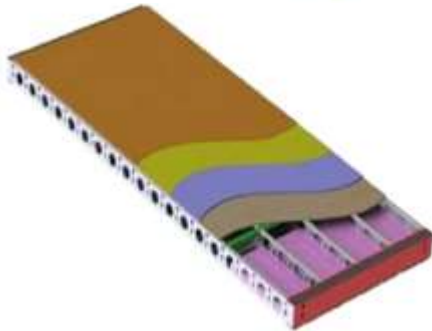
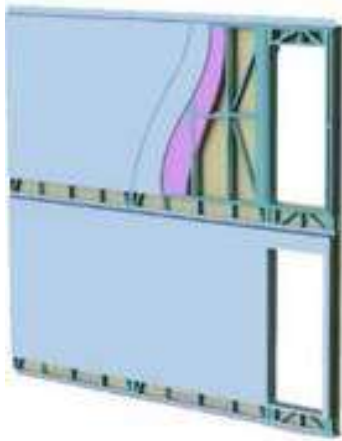


Second Floor



Roof Plan

Flat Pack Components



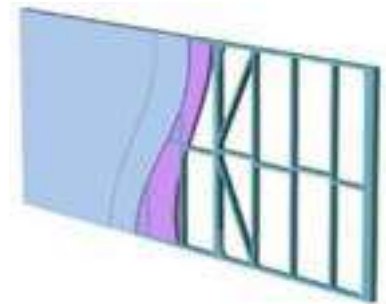
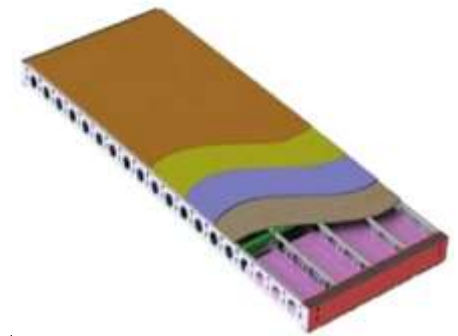
- ❑ Light weight galvanised steel framed structural panels
- ❑ Fully insulated sandwich construction (various external finish treatments to suit local planning requirements)
- ❑ Appropriate boards selected / fire rated / acoustic performance (as required for application / regulation)
- ❑ Designed to benefit from standard size boards
- ❑ Triple Glazed PVC windows integrated into panel
- ❑ High specification doors
- ❑ Airtight construction (draught free)
- ❑ Factory controlled close tolerances
- ❑ Secret panel fixing systems
- ❑ Integrated services and electrics

HIGH QUALITY FINISHES

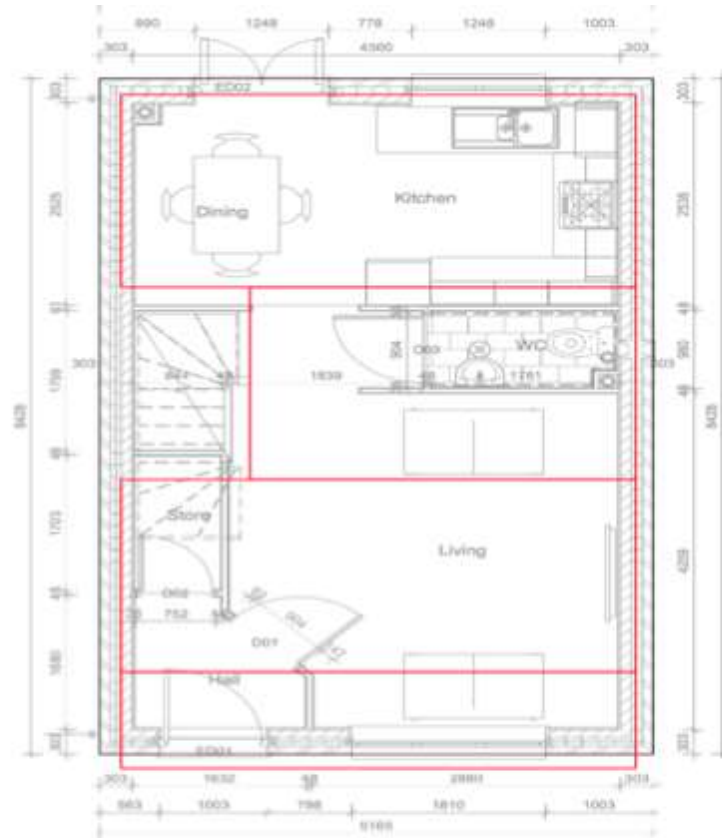
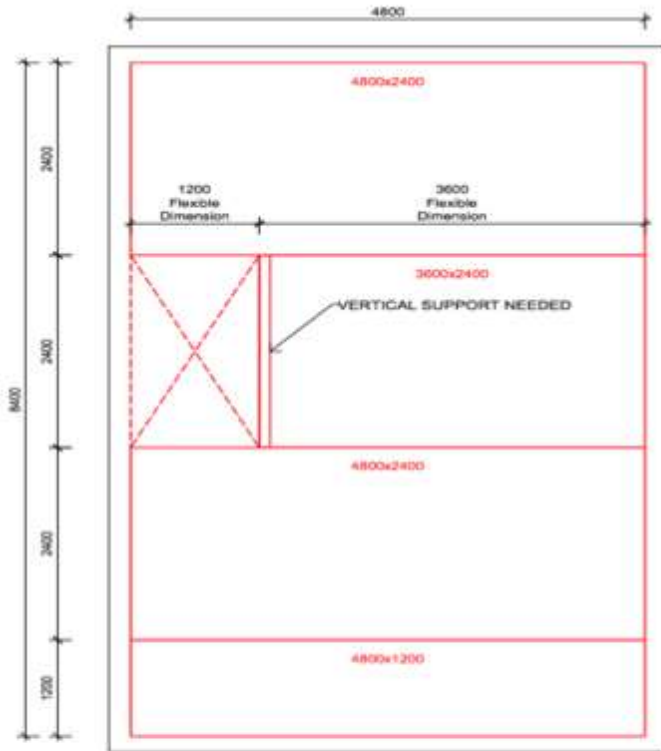
DESIGNED FOR FAST ASSEMBLY

Standard Size Modular Components

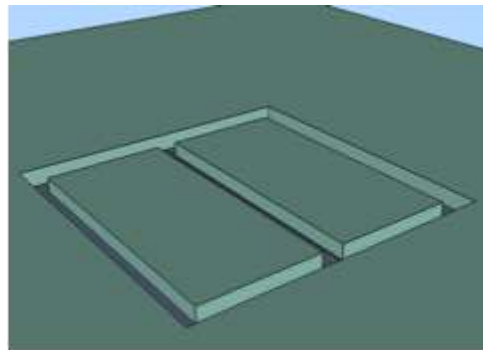
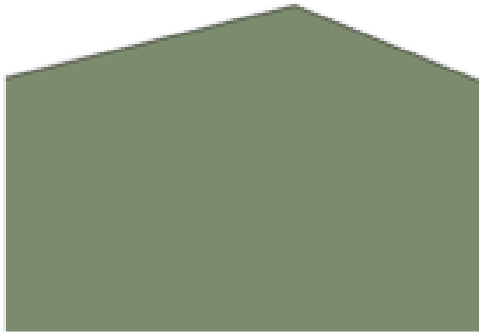
- Floor Cassettes – 2400mm x 3600mm to 6000mm
- Wall panels up to 12000mm long
- Floor to Ceiling – 2400mm
- Pitched roofs incorporating Solar PV
- Integrated electrics and plumbing in walls
- Windows and Doors integrated in wall
- 4 Storey Apartments – Steel stairs
- 2/3 Storey Houses – Timber stairs



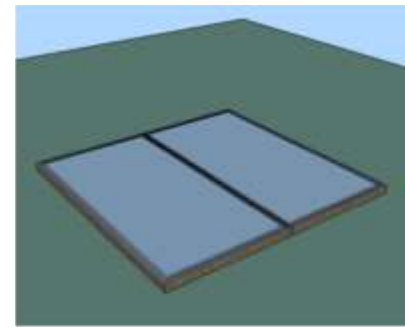
Standardisation example



Assembly procedure



1



2



3

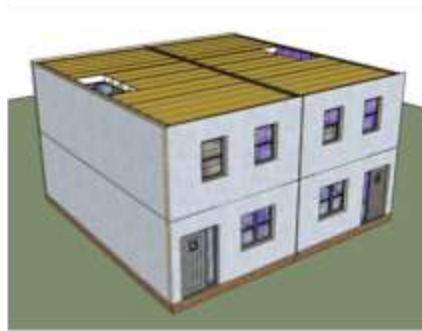


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5

Assembly procedure



6



7



8



9

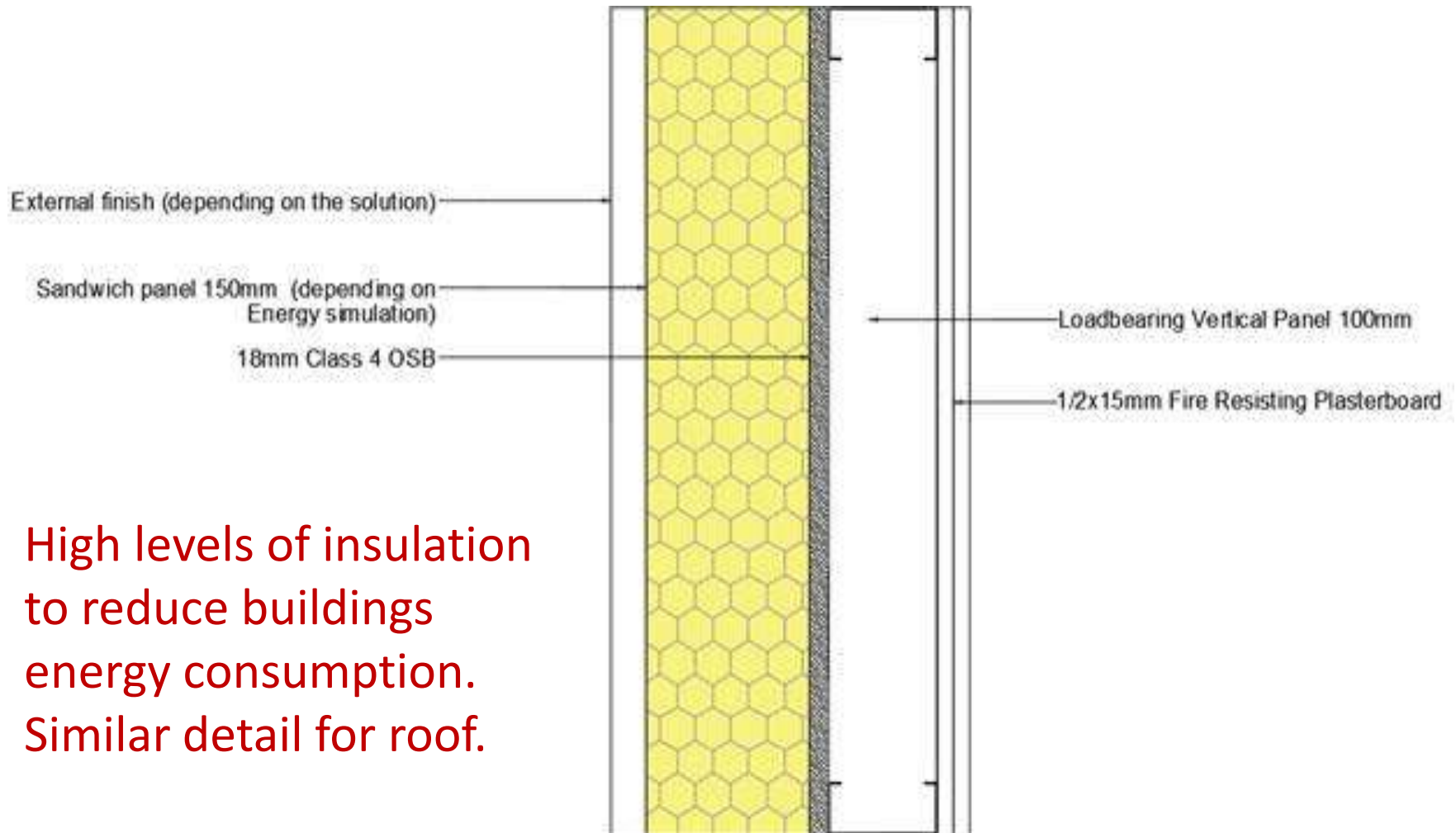


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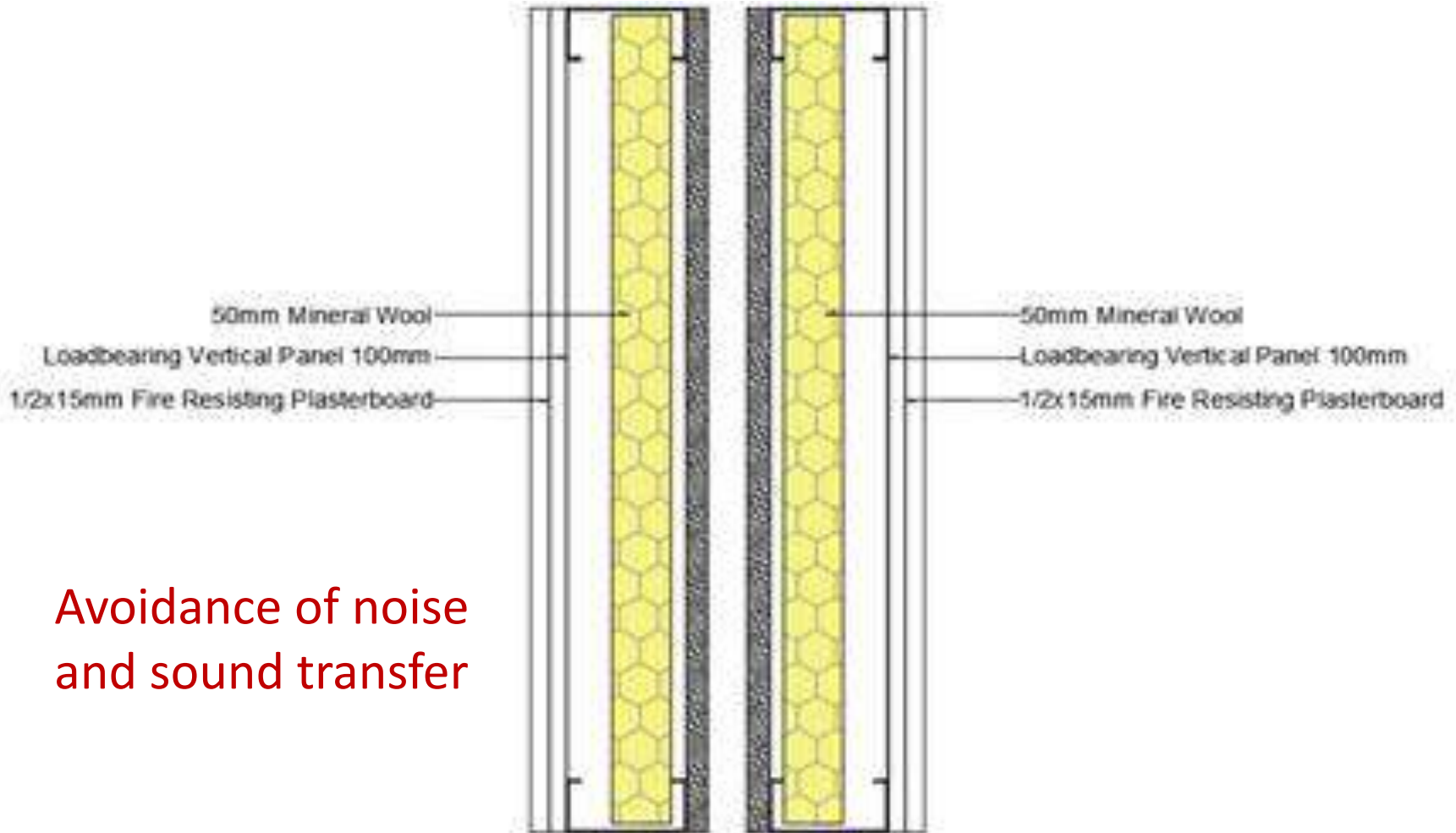
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External Wall Construction



High levels of insulation to reduce buildings energy consumption. Similar detail for roof.

Party Wall Construction



Avoidance of noise
and sound transfer

Quick to assemble

- Panellised modular construction
- Fast to erect
- Dry construction
- Minimises shrinkage cracks
- Minimises fit out time



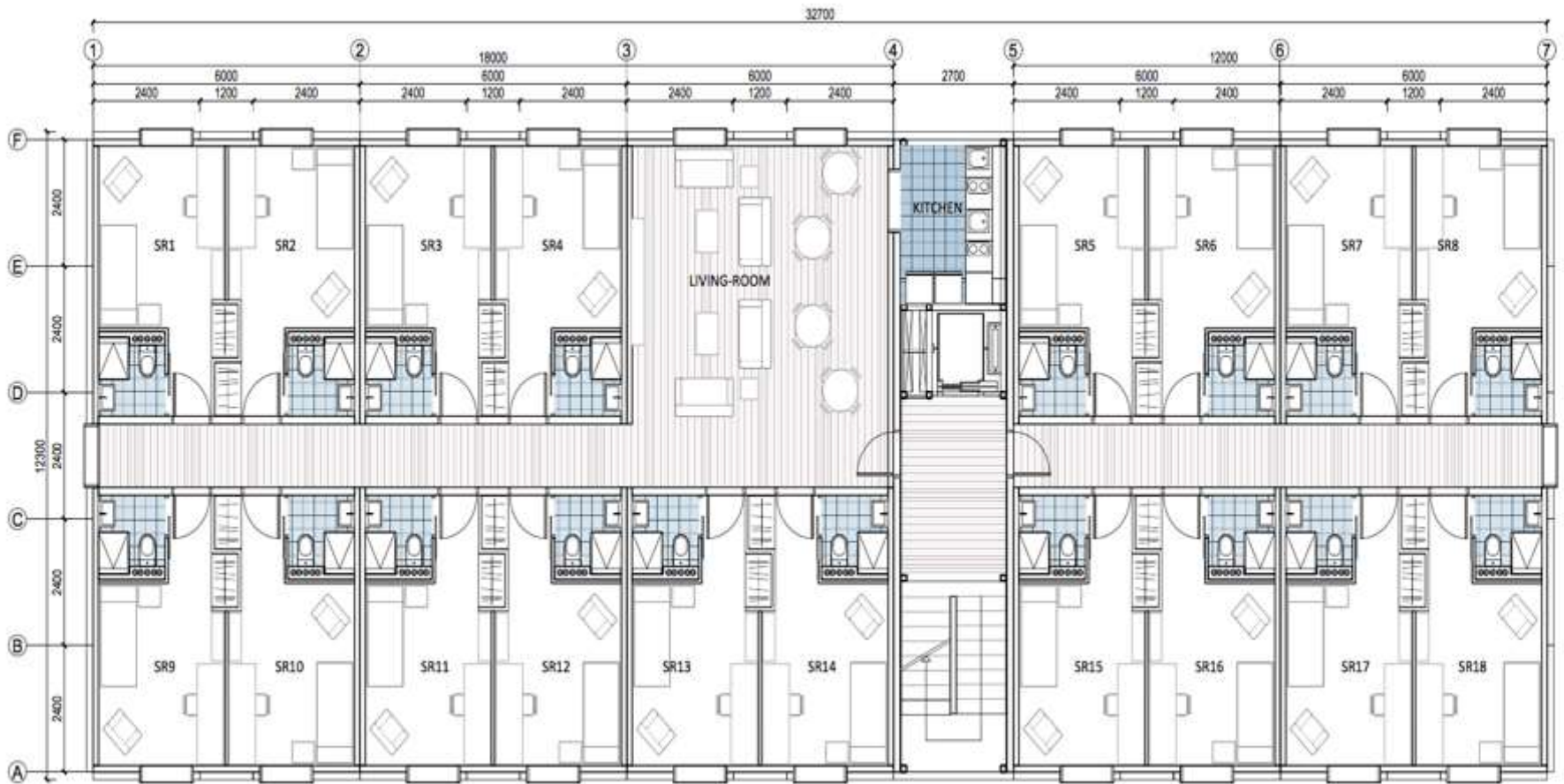
2 and 3 Storey Houses



Student accommodation or PRS



Student Accommodation Example



Continuous R&D - Techniques, Materials and Products



The WElink offer

- Totally flexible to suit customers needs
- JV approach, customer provides shovel ready site, WElink build houses
- Alternative WElink deliver complete package including substructure
- WElink fund, design and construction until houses are handed over
- Or WElink own and operate PRS
- BLP -10 year warranty – 60 year life
- BOPAS offsite certification



Latest NEWS

- “Live Verdi” - New name for our UK projects
- Your Housing Group – first planned JV covering the NW Region
- Looking to do at least 5 more JV’s across the UK
- 6 Factories to be built
- Capability of delivering 2,000 houses per year per factory
- Intended maximum travel distance of 100miles
- Initial investment £2.5B
- R&D and training at Berkeley



“Building the Future”

Thank You

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