

Waverley Borough Council

Passivhaus Standard | Modular | Net Zero



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Project Overview

Location: Badgers Close, Godalming, Surrey
Client: **Waverley Borough Council**
Design Brief: Two Haus4Two Net Zero-rated volumetric modular homes built on the site of a former garage. The scheme was co-funded by the Government's Next Steps Programme and Waverley Borough Council. The homes were designed to meet the National Space Standards.



"These excellent new homes are a blueprint for greener, more environmentally conscious living. They remove the reliance on fossil fuels, are sustainable and portable. Our new tenants should benefit greatly from reduced household fuel bills."

Cllr Anne-Marie-Rosomon, Portfolio Holder
for Housing & Community Safety

Next Steps Accommodation Project



Waverley Borough Council specified our Haus4Two+ range to breathe new life into a former garage site in Godalming, Surrey.

The scheme was jointly funded by the Government's Next Steps Accommodation Programme and Waverley Borough Council. The modular homes were manufactured offsite and then delivered to site in just 6 weeks.

Haus4Two+ is designed to meet the National Space Standards. The homes have a large living space, with French

double doors and a spacious bedroom. Each home is also equipped with an electric car charging point and 3.2kW photovoltaic panels.

The superb thermal performance, coupled with renewable energy, means the homes are rated Net Zero for operational carbon emissions.

What's more, the innovative Beattie Passive Passivhaus-certified build system raises building and living standards, and all the homes are fully relocatable without any major structural alteration.



“We built both of these homes in under six weeks at our offsite factory in Norfolk. We love to work with organisations like Waverley Borough Council who share our vision for energy efficient, net zero homes. This is how we will end fuel poverty.”

Ron, MD, Beattie Passive

There is a very clear link between poor housing and ill health.

People living in cold, damp, and mouldy homes, with inadequate ventilation, have higher than average rates of respiratory infections and asthma, chronic ill health, and disability. They're also more likely to experience depression and anxiety.

An MVHR system in each Beattie Passive home provides a constant stream of fresh air, free from airborne pollutants, particles and allergens, while maintaining a comfortable indoor temperature.



Tackling Homelessness



Haus4 is our answer to the housing and homelessness crisis. Built to Passivhaus standards of energy efficiency, quality and comfort in as little as 6 weeks, our award-winning modular homes can be installed, ready for occupation, in a matter of hours.

Haus4 modular homes are stackable, relocatable and sustainable, with remarkably low running costs. And if you need to achieve Net Zero, look no further!

Haus4 only requires lightweight foundations and provides high levels of sound, fire, flood and radon protection.

We test each and every home we build. Each Haus4 is independently airtested and thermally imaged to ensure they reach the requisite standard.

Beattie Passive is BOPAS-approved and certified to ISO 9001, 14001 and 45001 for complete peace of mind.



"This is an important step forward towards our commitment and ambitions for making all our council homes carbon neutral by 2030"

Cllr Anne-Marie-Rosomon, Portfolio Holder
for Housing & Community Safety

Our Haus4 Modular Homes



Haus4 modular homes combine all the benefits of Passivhaus with the versatility of volumetric modular technology.

At the heart of every Haus4 is the Beattie Passive Build System, a unique and patented construction method that delivers superior levels of energy efficiency, thermal performance, airtightness and sustainability.

Haus4 is constructed in a controlled factory environment to minimise waste, reduce construction lead times, and adhere to the strict performance criteria of the Passivhaus standard.

The Beattie Passive Build System has been tested and officially certified by the Passivhaus Institut in Germany and used to build over 450 homes to Passivhaus standard.

Haus4 gives you a wide choice of designs and sizes, including one-bedroom homes, two-bedroom homes, and larger family homes.

Our range of standardised and customisable floor plans allows you to choose the layout and design that best suits your needs, with options to add additional bedrooms, bathrooms, and living spaces as you see fit.

We also offer a version of Haus4 for healthcare. Our relocatable hospital and care units are designed to support patient recovery and can be deployed to respond to the immediate need for more space.

To find out more about the Haus4 range, call our sales team on 01953 687332, visit our website or email enquiries@beattiepassive.com

