

# DIXON STREET - MANCHESTER

## Affordable & Social Housing

Project: Dixon Street

Company: SIPCO

Sector: Social Housing

Technology: SIPs

Showcasing the versatility and benefits of their award-winning SIP product range, the SIPCO team successfully manufactured and delivered fast-build, high-performance offsite technology to help provide twenty-four high-quality, affordable homes across four streets designed for modern community living in the Manchester area.

### Affordable Housing for Modern Living

Comprised of four separate sites, constructed simultaneously across the Manchester area, the project included Haydock Street and Dixon Street located in Bolton, and Sharp Street and Nelson Street in Salford. Working collaboratively alongside project managers, on site teams and additional service providers, SIPCO were able to deliver on time, to budget and on mass scale for client, Forviva, a housing association who are currently working as part of the team delivering the £500m Innovation Chain North West framework across Greater Manchester, Nottingham, and Preston. The construction of the three new streets will offer comfortable, secure, and affordable housing for the local area, helping meet the client's mission of building safe and vibrant communities.

### Managing Multiple Site Delivery and Installation

Due to the logistical complexities of manufacturing, delivering, and installing to three sites for the same client at the same time, SIPCO ensured particular attention to ensure to planning, organisation, and communication was paid at all stages, in order to keep the project timeline on track and minimise disruption on site. SIPCO were able to meet the varying requirements of each site, manufacturing panels within an eight-week time frame. The houses, designed in a variety of sizes and layouts to meet differing occupant needs, offer clean, modern exteriors that both enhance the aesthetic quality of the street and provide numerous performance and cost benefits.

SIPCO provided SIP panels for twenty-four of the houses, some being two-storey with truss roofs and others being two-and-a-half storey with SIP roofs and dormers. Manufacture was completed offsite in SIPCO's advanced factory facility with panels mass produced to exact client specification, mitigating any potential risk of wastage.

The successful delivery of Dixon, Haydock, Nelson and Sharp Street presents a stunning example of the use of SIP technology in large-scale, high-volume residential construction projects, underlining the speed and cost benefits of mass SIP manufacture and installation.

### SIP Technology for Large Scale Projects

The multiple benefits of utilising SIP technology on widescale projects across a variety of sectors are evident, though popular opinion often associates the technology more with single or self-build projects. SIPCO believe that the success of sites like the ones delivered for Forviva further advance the argument for the use of SIP on a mass scale. Quick to produce, precision engineered and highly-sustainable, structural insulated panels



(SIPs) are ideal for use in residential projects such as housing association sites, care home villages, and social housing.