

INTRODUCING ETOPIA

Pathway Housing

High-quality, flexible accommodation assembled in weeks
Meeting the urgent need for temporary housing



etopia

OVERVIEW

Solving real-world challenges through intelligent, sustainable innovation

THE CHALLENGE

Councils can face a financial and social crisis from the soaring costs of emergency B&B and hotel placements. While waiting lists spiral, valuable development land sits dormant and underutilised.

FOOTPRINT OPTIONS

Etopia offers a range of pre-designed solutions. From one-bed two-person, to four-bed multi-occupancy. All unit types are available either as permanent or demountable.

THE SOLUTION

Etopia's Pathway Housing delivers turnkey homes from factory to site in approximately 35 days. Our 2D panelised system rapidly utilises dormant land to provide quality housing and immediate social value.

FUNDING OPTION

We offer both upfront purchase and lease models.



WHAT WE DO

Etopia manages the design, manufacture, installation and project completion with our high-performance panelised building system

Our approach covers the full delivery process from site massing support to completion.

WE MANAGE

- Design plot configuration support
- Off-site manufacturing
- Site preparation
- Rapid on-site assembly
- Final handover

Our streamlined process significantly reduces programme risk while ensuring consistency in build quality.



One bedroom – double occupancy

OUR EDGE

Rapid deployment meets industry leading thermal performance

Factory unit manufacture with on site assembly – after completion of foundations, structure and internal finishes to full handover in approximately 35 days.

Slash energy costs
with a U-value of
0.13 W/m²K

EI SIP panel with insulating foam and render board



KEY BENEFITS

Precision speed

Manufactured off-site and delivered as a complete kit of parts, our homes are assembled in days rather than months. Subject to site prep, we can go from prepared plots to a “keys-in-hand” home within weeks.

Thermal excellence and low running costs

Our “Fabric First” approach creates an airtight envelope that outperforms traditional builds. With a U-value of 0.13 from our SIP walling, the units require minimal electrical input to maintain heat. This dramatically reduces energy bills – a critical factor for both providers and residents.

Simplified site logistics

With a significant proportion of the build completed in the factory, on-site works are planned and predictable. This supports better sequencing of trades, reduces loose material handling on site, and helps maintain a more organised working environment.

Strategic land activation

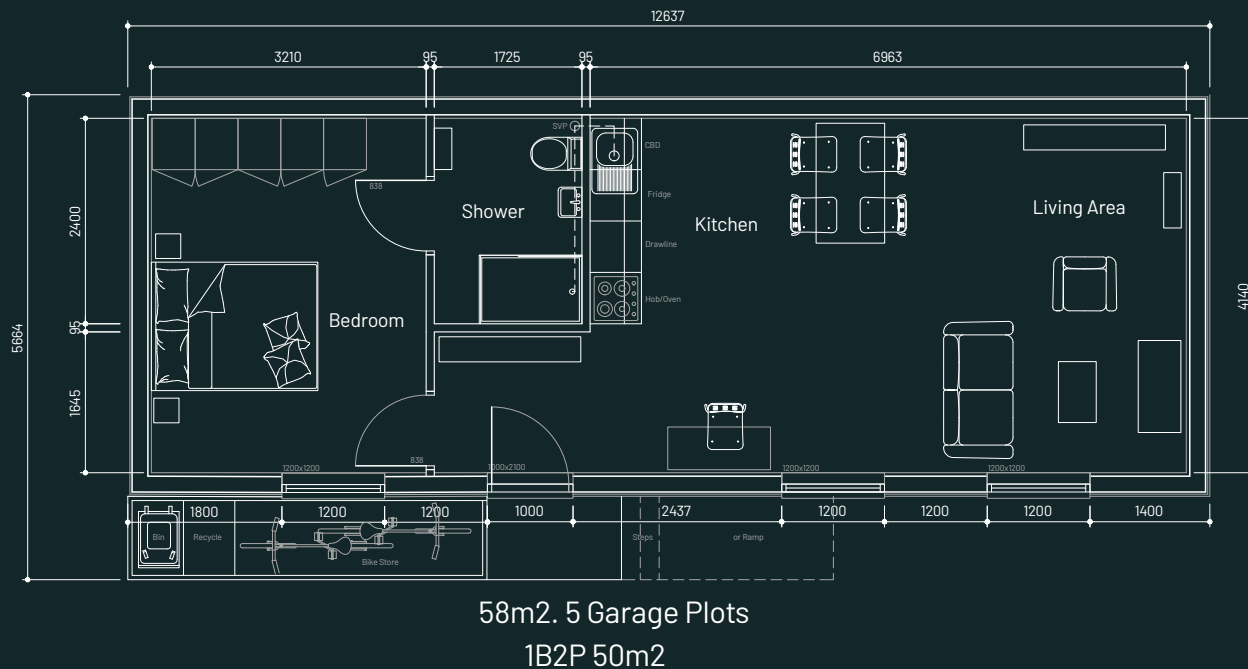
Unlock the economic and social value of currently underutilised sites. Our “Pathway” units provide immediate, high-quality housing supply so that dormant assets can actively serve the community.

One bed two-person

Single storey / stackable

Pathway Housing is adaptable and can meet varying temporary accommodation requirements. We have a range of predesigned unit types, with footprints optimised for deployment on garage sites – but equally suitable for any space.

ONE BEDROOM / DOUBLE OCCUPANCY / 50m²



Layouts can be configured to suit site constraints, planning requirements, and the needs of housing providers

MODEL REPRESENTATION

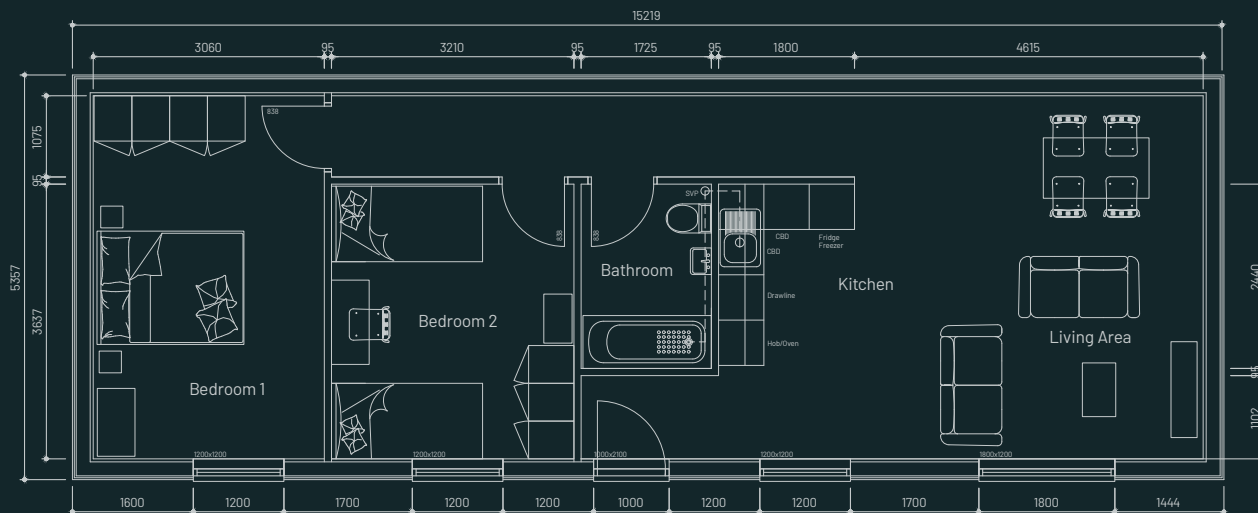


One bedroom – double occupancy 50m²

Two bed four-person Single storey / stackable

Our two bedroom option is ideal for families of up to four people.

TWO BEDROOM / MULTIPLE OCCUPANCY / 70m²



2B4P 70m²
70m². 6 Garage Plots

Layouts can be configured to suit site constraints, planning requirements, and the needs of housing providers

MODEL REPRESENTATION

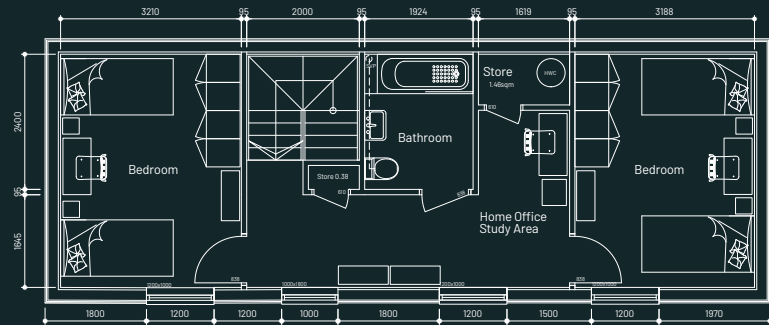


Two bedroom – multiple occupancy 70m²

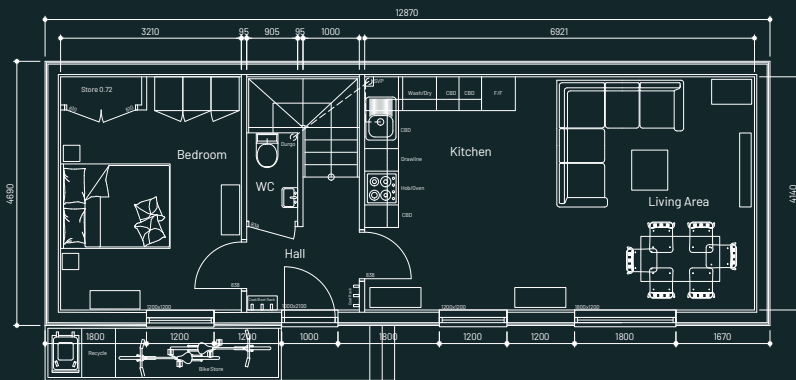
Three bed six-person Two storey

The largest of our family units accomodates a family of up to six people.

THREE BEDROOM / MULIPLE OCCUPANCY / 102m²



First Floor



Ground Floor

3B6P 102m² | 5 Garage Plots | 2.56sqm Storage

Layouts can be configured to suit site constraints, planning requirements, and the needs of housing providers

MODEL REPRESENTATION

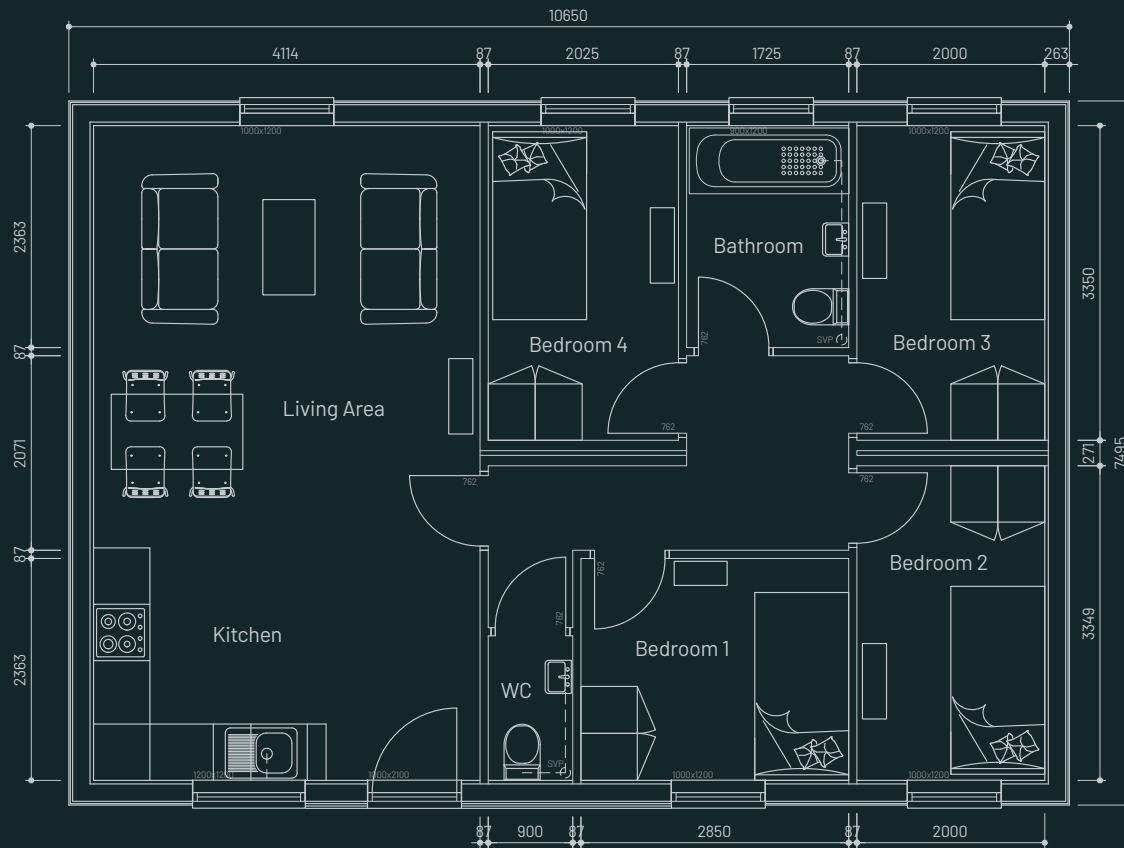


Three bedroom/two storey – multiple occupancy 102m²

Four bed four-person Single storey / stackable

Shared accommodation for multiple occupancy groups

FOUR BEDROOM / MULTIPLE OCCUPANCY / 70.5m² (HMO standard)



Layouts can be configured to suit site constraints, planning requirements, and the needs of housing providers

MODEL REPRESENTATION



Four bedroom –multiple occupancy 70.5m²

BENEFITS

Unlocking bespoke design and configuration: social housing opportunities

In addition to offering a range of pre-designed and optimised homes, our experienced team of designers create tailored models that maximise land use and boost project efficiency. Through DFMA and automated design processes, buildings are designed for efficient factory manufacture and rapid on-site assembly, improving speed, quality, and predictability.

Rapid deployment and ultra-high thermal performance blend to provide the ideal solution for:

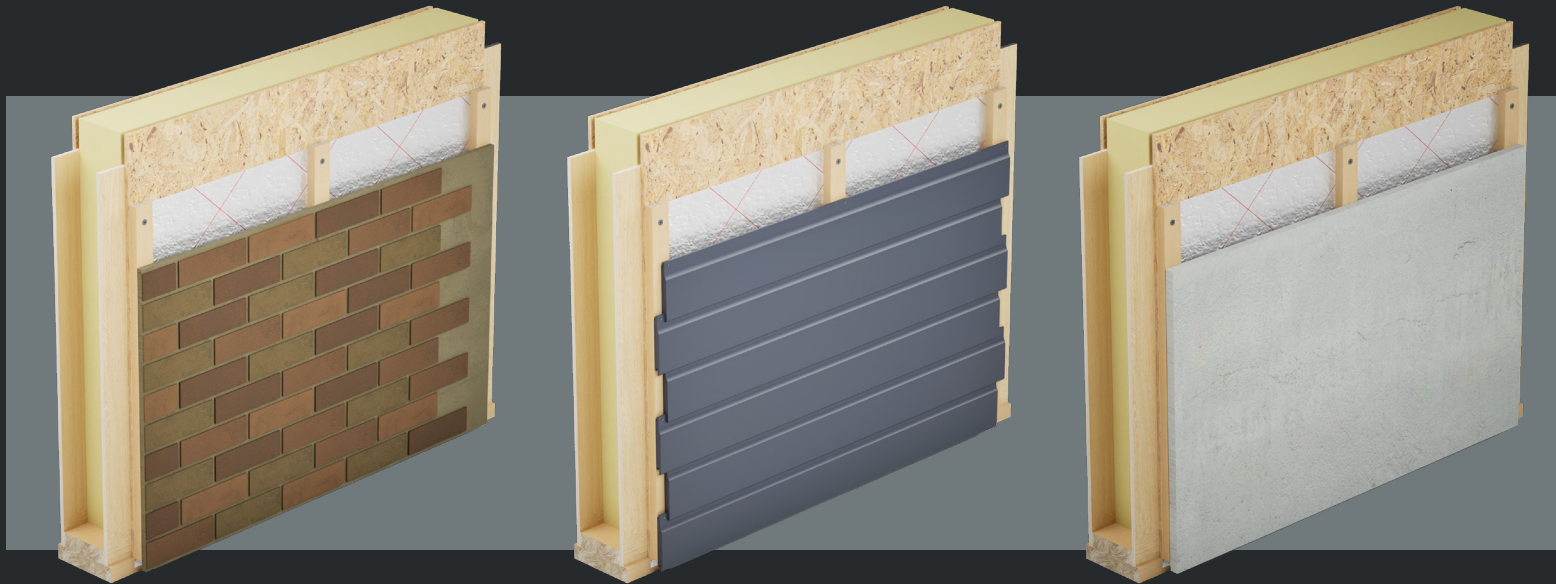
- Temporary occupancy housing schemes
- Emergency accommodation
- Urban infill sites
- Garage sites



FINISHES

Total aesthetic freedom

Our panelised build system facilitates any lightweight facade solution to ensure your development reflects the local character



Brick slip

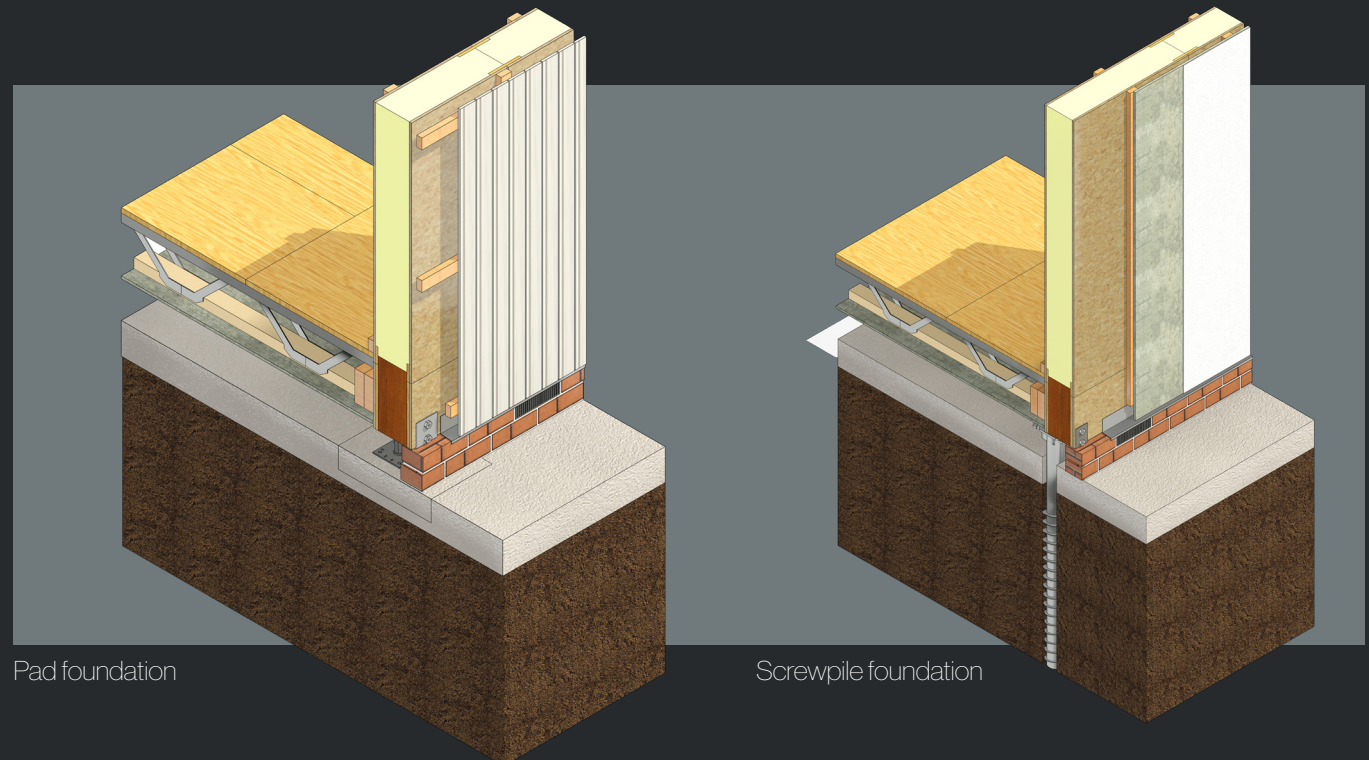
Weatherboard finish

Render

BENEFITS

Foundations

To reduce the amount of groundworks needed, the units can either be supported on screw piles or pad foundations, depending on the existing ground suitability



SUMMARY

Choosing Pathway Housing Delivering collaborative solutions

RAPID DELIVERY

From factory manufacture to completed homes in weeks, not months.

DFMA AND OFFSITE CONSTRUCTION

DFMA and automated design processes for greater speed, quality, and predictability.

ULTRA-LOW RUNNING COSTS

Fabric first design with industry leading thermal performance.

UNLOCK DORMANT LAND

Transform underutilised sites into valuable housing assets.

REDUCED PROGRAMME RISK

Predictable site logistics and streamlined delivery from concept to completion.

FLEXIBLE SOLUTIONS

Adaptable layouts, finishes, and configurations to suit local requirements.

High quality homes delivered at the speed communities need,
combined with flexible funding options

Next steps

We welcome the opportunity to discuss Pathway Housing opportunities and explore how this system could be applied to your site.

OUR TEAM CAN PROVIDE:

- Site feasibility reviews
- Concept layouts
- Delivery programme guidance
- Budget cost estimates

Our wall panelised units come with a 60 year fabric performance guarantee



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