



Structural Insulated Panels



Affordable Housing Manchester

Client:
ForHousing

Architect:
John McCall Architects

Main Contractor:
ForViva

Type:
Affordable Housing

System:
SIPCO SIP Wall & Roof Panels



Structural Insulated Panels

Dixon Street / Sharpe Street / Nelson Street / Haydock Street



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 wide-scale 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.

Precision-engineering allows for exact specifications and consistency in mass production, manufactured offsite and delivered to site as one whole, quick-to-install solution without variables in material quality or availability.

SIPs can be designed specifically to match the local area, offering the look of a traditionally constructed property, utilising a variety of different finishes such as brick and wood effect, enhancing the look and feel of the area. With the requirement for social and affordable housing on the rise, Structural Insulated Panels offer cost certainty for providers, meeting all the requirements of the future homes scheme and offering a cost-effective solution.

Delivering Performance

SIPs offer a sustainable solution that provides long-term benefits. Meeting strict building regulations, BREEAM, and Passivhaus standards, the system offers exceptional air tightness, minimal wastage, and faster installation when compared to traditional build methods.





SIPCO SIP Technology

Structural Insulated Panels deliver excellent structural and thermal characteristics in one system, comprised of two parallel faces - usually Oriented Strand Board (OSB) - sandwiching a rigid Polyurethane (PUR) foam core.

Offering a quicker build-time than alternative systems, SIPs are lightweight and mitigate potential complications such as shrinkage and thermal bridging, often associated with other forms of construction. SIPs can provide a complete system package, used for walls, roofs, and floors to give a higher level of insulation, structural strength, and airtightness.

The thermal performance of Structural Insulated Panels throughout the building lifecycle is well-documented, allowing for better heat retention with reduced wall thickness. The PUR core of rigid insulation and OSB3 facing panels achieve U-values as low as 0.10 W/m²K, significantly lowering operating costs. Using SIPs technology for mass-build residential applications offers an opportunity to reduce build programmes, enabling a much faster completion time than conventional building methods while remaining cost-effective.

Ease of transport and offsite manufacturing mean less time spent on site, ensuring minimal disruption, particularly when coordinating multiple site deliveries. Adaptable to client specifications, SIPCO SIPs also allow for exact material usage.

By purchasing from SIPCO, you can be confident in a fully engineered structural insulated panel system that is fully BBA compliant for panel manufacture and fabrication and FSC®/ PEFC® certified.

For more information on our award winning services:

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