

## **PRESS RELEASE - FINAL**

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### **Donaldson Timber Systems introduces new affordable housing range**

Leading UK offsite timber frame manufacturer, Donaldson Timber Systems has introduced a range of house types to meet the increasing demand for cost-effective, sustainable, and Modern Methods of Construction (MMC) compliant housing solutions across the UK.

The Affordable Housing Range offers a carefully curated mix of 16 house types, designed to meet local housing need while maintaining delivery efficiency. The portfolio includes one, two, three and four-bedroom homes arranged in terraced, semi-detached and detached formats.

Each architect-designed house type has been developed around Donaldson Timber Systems' Sigma II closed panel timber frame system, ensuring consistency in performance, manufacture and programme, which is backed by third party accreditations including BOPAS+, BBA and STA Gold.

As part of the 'Smarter Inside' approach, fabric performance is designed and built in, delivering low-energy living, long-term durability and compliance with current and future regulatory standards, including achieving the performance of the Future Homes Standard, with no additional works required on site. The housing range also meets and exceeds Homes England's minimum requirement for a Pre-Manufactured Value (PMV) of 55% using only the timber frame build system; and allows the frames to be windproof and watertight on site in one day.

The specified components are consistent, using a limited range of window sizes and uniform bathroom and WC setting-out to ensure the efficient procurement of materials from a variety of manufacturers, while reducing embodied energy usage through material optimisation and repeatability.

The homes are also land-efficient, with the width of each floorplan reduced to ensure roads, footpaths and services are minimised, and a consistent depth of floorplan, enabling seamless terracing and efficient master planning. The result is a flexible yet controlled housing portfolio that can be confidently deployed across a range of development sizes and locations.

While standardisation is key, each home incorporates individual design flexibility to factor in local need, planning context and long-term adaptability, such as identified space for future showers in ground floor bathrooms; additional kitchen storage; and space for air source heat pump hot water cylinders. This ensures Registered Providers retain control over specification

and appearance, while futureproofing for simple adaptations to suit lifestyle changes or improved energy efficiency.

The house range is supported with a suite of information, including architectural drawings and schedules, Revit files and embodied carbon calculations and a PMV assessment.

The Affordable Housing Range is previewing to select affordable housing providers and local councils.

**John Smith, Technical Director at Donaldson Timber Systems said:** “This housing range has been specifically developed to respond to the pressures facing the affordable housing sector; delivering more affordable homes, faster and at lower cost, without compromising on quality, performance or compliance.

“Offsite timber frame construction is uniquely positioned to respond to this challenge. By moving elements of the build process into a controlled manufacturing environment, we reduce on-site labour requirements, improve quality consistency and accelerate programme delivery, while exceeding required performance standards and delivering quality homes that people want to live in. The result is a smarter delivery model that helps affordable housing providers build more homes, more efficiently, with greater confidence in cost, compliance, suitability and long-term performance.”

With over 50 years of offsite timber frame expertise, Donaldson Timber Systems offers unrivalled experience and knowledge in offsite construction, operating from a network of manufacturing and technical centres across the UK.

## **ENDS**

### ***Notes to Editors:***

#### About Donaldson Timber Systems

Donaldson Timber Systems is the UK's market leading offsite manufacturer for timber frame build systems, with manufacturing bases in Oxfordshire and Aberdeenshire. They have the capacity to build 10,000 sustainable homes a year.

The business has been in operation for 50 years and in that time, the team has built over 150,000 homes, 300 hotels and numerous commercial and public buildings.

Donaldson Timber Systems adopts the principles of Modern Methods of Construction (MMC) to increase the precision quality of construction products and move the construction industry towards a different way to build. An offsite method that allows the sector to increase volume, while the wider construction industry is challenged with skills and labour shortages.



Since 2021, Donaldson Timber Systems has been part of the 165-year-old timber specialist and family business, The Donaldson Group.

<https://www.donaldsontimbersystems.com/>

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