hup!®

The better way to build



A revolutionary way to build extensions

Proven technology, our patented Ultrapanel building system replaces traditional brick and timber construction.

A faster, greener, cheaper solution that enables high-quality extensions to be built in days, with minimal disruption.

Fully accredited, market leading solution developed by specialists in pre-manufactured construction systems.

Who we are

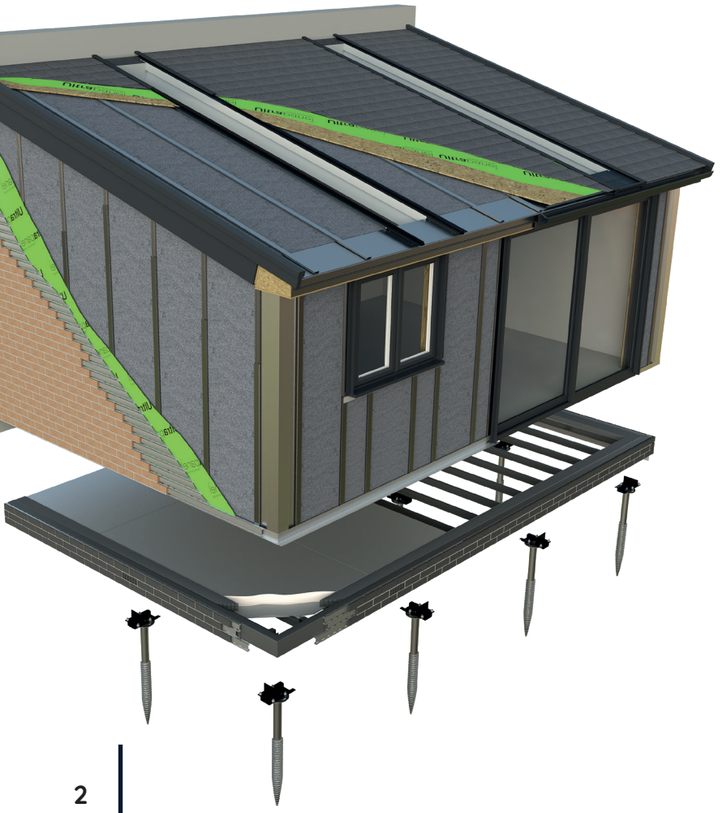
hup! is brought to you by Ultraframe, an innovative, nationwide company headquartered in the North West.

Founded in 1983, the business is a national market leader in cutting edge, pre-manufactured construction systems, employing c.350 people with 500,000 sq.ft manufacturing facilities.

Launched in 2016, the lightweight panels inside hup! have been used in over 25,000 UK home extensions. hup! uses patented structural Ultrapanels to build extensions and **focuses on greener, cheaper, faster building methods.**

Since launching hup!, we have manufactured over 300,000m² of hup! wall and roof panels and delivered over 1500 hup!'s.





What is hup!

Patented Ultrapanel Technology
This groundbreaking technology combines the best of both timber and steel framing building technology with exceptional insulation properties.

Super-Strong I-Beam
hup! panels significantly outperform traditional building methods when it comes to strength. This is thanks to their unique design, which allows them to clip together quickly and form a continuous, ultra strong I-beam structure throughout the hup!

Public sector

hup! The better way to build®

At hup! we understand that public sector stakeholders need building solutions that balance quality, cost, efficiency and minimal disruption. We also recognise that every individual's needs are unique and constantly evolving, which is why flexible, bespoke and future focused solutions are essential.

Whether adapting existing homes or creating additional space, our innovative off-site manufactured building system offers a smarter, more streamlined approach to construction. Designed with speed, flexibility and adaptability in mind, hup! helps local authorities, housing associations and public sector organisations deliver tailored solutions that meet individual needs today, while considering the demands of tomorrow.



"hup! provided the perfect solution for this family, who needed extra space but were anxious about the disruption a traditional build would cause due to their teenage son's severe ADHD and autism.

With hup!'s offsite manufacturing, we were able to minimise noise, reduce the number of trades onsite, and keep disruption to an absolute minimum.

It was rewarding to see how this approach transformed what could have been a stressful experience into something positive for the whole family."

Jason, Managing Director, AHI

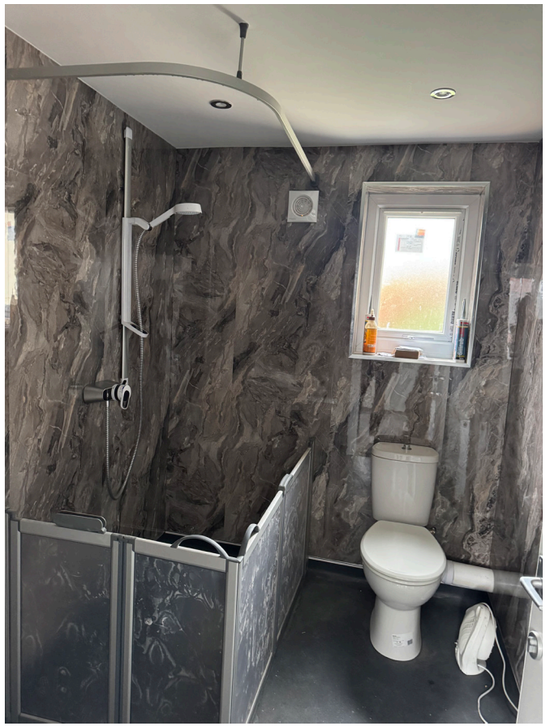
Speed through builds with hup!

- Rapid wall and roof connections, significantly reduces build time.
- 100% pre-fabrication, no cutting required on site, easy to install.
- Less mess and waste, therefore minimal impact on garden and surrounding space.
- No need for heavy plant machinery or skips. Can be built in any weather.
- Lightweight and easy to manoeuvre - ideal for space restricted sites.

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Design flexibility

- A fully bespoke hup! system, adaptable to a wide range of public sector projects, from accessible wet rooms and home adaptations to classrooms and beyond.
- Flexible layouts tailored to individual project needs.
- Customisable windows, doors and roof configurations.
- External finishes including brick slips, render and cladding.
- Future-proofed designs to accommodate ceiling track hoists and accessibility requirements.
- Suitable for extensions, additional learning spaces and specialist facilities.



Sustainability

- Five times more energy efficient than the average UK home, keeping energy bills low.
- Reduction in embodied carbon when compared to traditional construction methods.
- U-Values of between 0.12 and 0.17 W/m2K that significantly exceed Building Regulation requirements.
- Zero waste onsite and minimal manufacturing waste.



Accredited & robust

- BBA approved, minimum 60 year lifespan. Building Regulation compliant and approved. Fire tested and approved.
- Lightweight yet stronger than a brick wall, compression and stiffness tested.

hup! walls and roof

The hup! wall and roof system combines strength, thermal performance and rapid installation

- Independently tested for structural strength and stiffness.
- Slimline, insulated walls maximise internal space by 10–15%.
- Lightweight, clip-fit panels enable fast, efficient assembly.
- Optional integrated cable management simplifies installation.
- Innovative hinged boundary walls allow finishing before being lifted into position.
- Precision-engineered panels accommodate on-site tolerances for an accurate fit.
- Various external finishes; brick slips/stone slips/render/timber claddings/cement board



hup! brick slip rails



hup! Base

The hup! base system makes building an extension even faster and more efficient.

- Suitable for most site conditions, offering greater certainty over costs and timelines.
- Minimises disruption on-site, making it ideal for projects with limited space or restricted access.
- Suitable for concrete pads or ground screws, requiring less excavation and concrete.
- hup! base is fully Building Regulation compliant with a U-Value of 0.18 w/m2K.



1



2



3

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Wet room specification

Structural Strength & Equipment Support

Reinforced walls and ceilings designed to accommodate grab rails, wall-mounted equipment and compatible ceiling-track hoist systems. Integrated fixing points provide secure support for specialist accessibility equipment.

Waterproofing & Drainage

Waterproof lining boards, breathable membranes and vapour control layers help protect against moisture ingress. Integrated drainage provisions support effective water management for a durable, reliable wet room.

Insulated & Adaptable Construction

Strong, thermally efficient hup! Ultrapanel walls provide a robust, insulated structure. Flat or pitched roof options, flexible external finishes and suitable foundation solutions allow the design to complement the existing property.

Other Specifications

We are continually developing our modular building solutions to meet the evolving needs of the public sector. Our current projects include the development of modular classrooms and laundry facilities, designed to provide practical, efficient, and adaptable spaces. These solutions will offer the same high standards of quality, durability and flexibility as our existing extensions, tailored to suit a range of public sector requirements.



Customer care & support

hup!® The better way to build

Customer Care Department

Providing quotations, assisting with design, order process support, arranging delivery and after care.

Technical Support

Dedicated technical team, on hand to answer any questions and project specific drawings and structural calculations provided.

Insulated & Adaptable Construction

Ever wondered how much you could have saved on a previous project using hup? Get in touch with our Public Sector Team to discover the potential savings and find out more.

Pre-Approval & Accreditations

We understand that Planning and Building Control approvals can take time. That's why, alongside our industry accreditations, we've partnered with MFA and Stroma to help streamline the Building Control process and support you every step of the way.

MFA BUILDING CONTROL LTD

STROMA BUILDING CONTROL

Technical Support

Technical and installation training available.

Site Support

Our site support team will attend site for a builder or contractors first build to provide advice and guidance.

Flexible Delivery

National delivery service.







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Case Study

Creating much needed additional ground floor space to meet the individual needs of three children.

Specification

- L-shaped hup! extension to rear and side of property, adding c.22sqm of accessible internal floor space
- Bedroom/wet room/living space
- Traditional foundations
- External wall finish combines Hardie plank to the boundary wall elevation and hup! brick slips to the front and rear elevations
- Flat roof with skylight
- External dimensions: 8.9mm (projection) x 4.2m (width)

External view



Floor Plan









Case Study

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Project Review

- The hup! extension walls and roof were completed in, 15 working days ready for the installation of windows and doors, roof coverings and brick slips.
- The 8.9m side elevation was positioned just 70mm from the neighbouring boundary to maximise internal space. To enable installation this close to the boundary, the hup! wall hinging solution was used. The walls were fully assembled and clad before the entire 8.9m section was hinged into place. All walls were completed in just 3.5 days.
- Installation took place over the winter months with just 4 days lost, due to torrential rain and poor working conditions.

hup! structure only cost

Traditional Build Costs		**hup! Build Costs**	
Brick and block cavity up to roof level	£15,780	hup! system walls and roof	£16,197
Not applicable	£0	Install hup! walls and roof	£4,500
Construct flat roof	£8,500	Not applicable	£0
Flat roof coverings	£11,450	Flat roof coverings	£5,410
Structural openings	£12,000	Not applicable	£0
TOTAL	**£47,730**	**TOTAL**	**£26,107**
		SAVINGS £21,623	

- Structure only cost, based on a contractors comparable quotations for the project, costs as at March 2025.
- Excludes windows and doors.

Full Project cost

Full project costs including ground works, internal fit out, landscaping, make good, fees, any unforeseen works and VAT.

Traditional Build Costs		**hup! Build Costs**	
TOTAL	**£158,749**	**TOTAL**	**£101,253**
		SAVINGS £57,496	

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Case Study

Adapting a family home for a son with severe autism and significant care needs.

Project

This Disabled Facilities Grant (DFG) funded project for Blackburn Council involved adapting a post-war semi-detached family home for their son, who has severe autism and significant care needs.

A key design consideration was minimising disruption to the family. The hup! system was chosen for its fast, efficient installation, allowing the family to remain at home throughout the works while delivering a new ground-floor bedroom and accessible wet room.

Specification

- L-shape extension
- Bedroom/wet room
- Ground screws
- Render finish
- Flat roof
- External dimensions: 3.5m (projection) x 5.5m (width)

Installation of hup! base, wall panels and roof panels

Step 1

hup! base delivery and ground screw installation





Step 2

hup! base installation





Step 3

hup! wall delivery and panel installation





Step 4

hup! flat roof panel installation





Case Study

Testimonial from the installers

"Working alongside the hup! team meant the project ran smoothly from start to finish. Their organisation, support, and attention to detail ensured deliveries arrived on time and in the correct sequence, allowing the structure to be watertight within just two weeks of arrival.

This enabled internal and external works to progress simultaneously, making the entire process as efficient as possible. With this being our first build, we were offered onsite training support from hup! and they were amazing and we look forward to our next hup! extension."

Testimonial from Principal Building Surveyor for Blackburn with Darwen Borough Council:

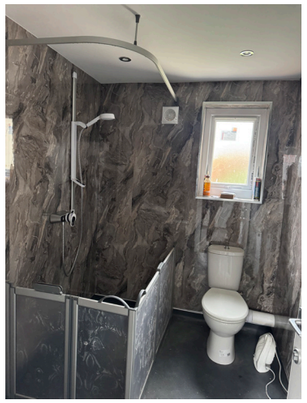
"This was our first time using the Ultraframe hup! system. While we were confident in the product, we were naturally uncertain about our ability to deliver a modular solution of this type. Ultraframe's team worked closely with me throughout, providing the technical expertise and on-site guidance needed to support our in-house contractor. Their collaborative approach ensured the installation progressed smoothly and efficiently.

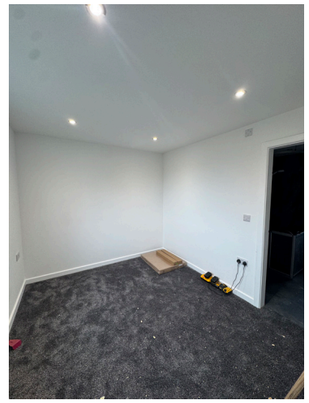
We are absolutely delighted with the end result. The entire scheme was completed in 10 weeks, significantly outperforming our expectation that a comparable traditional build would have taken around 26 weeks. The quality of finish, speed of delivery, and minimal disruption have exceeded our expectations.

We look forward to delivering further schemes using the Ultraframe hup! system and continuing this positive partnership."

Finished hup!







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Designed to last



5 x faster



Lower cost



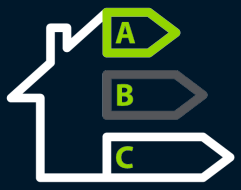
Substainable



Accredited technology



Ideal for small sites



Energy Efficient

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