



BRITISH OFFSITE
Manufacture • Construction



BRITISH OFFSITE IS THE CREATOR OF THE MOST TECHNICALLY ADVANCED LIGHT GAUGE STEEL PANEL SYSTEM IN THE MARKETPLACE, SUITABLE FOR HOUSE, MID-RISE AND HIGH-RISE DEVELOPMENTS.

We provide a complete design, manufacture, installation and customer care service, collaborating with our customers at every stage – right through to end of home warranty – to guarantee happy homeowners.

We are commissioned to manufacture because of the design flexibility and product precision we offer. We are subcontracted to install and provide aftercare, due to our knowledge of construction and our consistent customer-first approach.

We can convert a traditional project to a hybrid MMC design and deliver to your site in as few as 120 days.

Our product range includes UNI Panel, UNI Wall, UNI Floor and UNI Roof, plus bathroom, kitchen and fitted wardrobe internal BOS Fitout modules.

UNI PANEL UNI WALL
UNI ROOF UNI FLOOR
BOS FITOUT

BORN TO BUILD

BRITISH OFFSITE HAS A DIFFERENT WAY OF THINKING ABOUT OFFSITE CONSTRUCTION, SIMPLY BECAUSE WE WERE PROPERTY DEVELOPERS FIRST. WE FULLY APPRECIATE AND UNDERSTAND TRADITIONAL METHODS OF CONSTRUCTION. JUST LIKE OUR CUSTOMERS, WE WERE BORN TO BUILD.

MODERN METHODS OF CONSTRUCTION

EASING THE TRANSITION

FOUNDED WITH INVESTMENT FROM THE WESTON GROUP, TODAY WE HAVE TWO STATE-OF-THE-ART FACTORIES WITH THE CAPACITY TO CREATE A COMPLETE SET OF PANELS FOR ONE APARTMENT EVERY 60 MINUTES.

That's panels with windows, doors, insulation, vents, fire stopping and external cladding in place, manufactured exactly to your design specifications. How many of these features we manufacture offsite is your choice, but we can consolidate the work of up to five trades in one panel, saving you time, space and resources on site.

HYBRID TEAM, COMPREHENSIVE SOLUTIONS

The British Offsite team's focus is making the transition to offsite construction a natural evolution for designers and developers, by providing the design freedom people are used to but with the speed, safety, efficiency and environmental benefits of offsite construction.

British Offsite is the only provider of superstructures that has completed a full review of the wide-ranging Modern Methods of Construction (MMC) solutions on offer, who then created an alternative system, addressing the limitations of other solutions and meeting the needs of the construction industry.



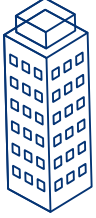




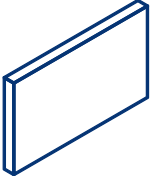



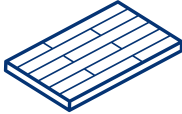






PRODUCT AND PROCESS ASSURANCE

We know that most people appreciate the significant role offsite construction will play in delivering energy efficient homes faster, to meet government home building and carbon reduction targets. However, they will only transition to offsite when they have full assurances about product quality, design flexibility and compliance with the various required accreditations.

British Offsite has extensive first-hand experience of successfully managing the transition to MMC. With our developer’s mindset, we can help you maximise the multiple benefits of the UNI System, our hybrid manufacturing and construction solution. We have prototyped over 600 properties for Weston Homes with many more in the pipeline.

We have absolute confidence that the experience you have of our products and services will convert you to UNI System for all your future developments.

		 HOUSE	 MID-RISE	 HIGH-RISE
UNI PANEL				
UNI WALL				
UNI FLOOR				
UNI ROOF				

UNI SYSTEM

TRADITIONAL AND MODERN METHODS COMBINED

UNI System is designed with British Offsite's extensive experience of delivering house, mid-rise and high-rise developments. Use UNI Panel to achieve dry envelopes faster and UNI Wall to achieve the highest standards of air tightness and acoustics.

UNI Floor is made from light gauge steel like all UNI System products and is usable for house and mid-rise construction. UNI Roof connects simply into the UNI Panel truss section and can be manufactured fully dressed with accessories and tiles.

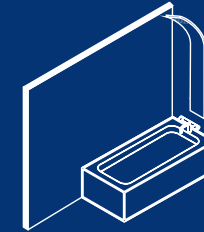
You can use all our products together as UNI House to realise your entire architectural vision.

UNI HOUSE





KITCHENS



BATHROOMS



WARDROBES



INTERNAL FITOUT KITCHENS, BATHROOMS AND FITTED WARDROBES

We manufacture kitchen worktops, bathroom vanity units and wardrobe systems with exceptional accuracy. Kitchen and bathroom components, such as taps, can be assembled with full quality control testing before they are delivered to your site.

BOS FITOUT

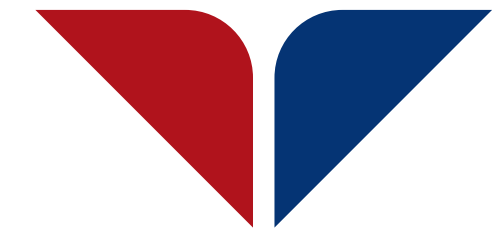


EXCELLENCE

WE SET HIGH STANDARDS FOR OUR PRODUCTS AND SERVICES, PURSUING CONTINUOUS IMPROVEMENT, FOLLOWING JUST-IN-TIME METHODS, ADDRESSING SUSTAINABILITY, AND ACHIEVING A FULL SET OF ACCREDITATIONS THAT MEET THE NEEDS OF TECHNICAL MANAGERS.

WHY BRITISH OFFSITE?

FIVE REASONS



1

PROVEN CAPABILITY

We've worked with Weston Homes to develop our UNI System and internal fit out products at multiple developments - including in Barking, Harlow, Hayes, Southend and Watford – responding to the different opportunities, constraints and conditions.

CHAMPIONS OF PRECISION

The consistent quality of each and every panel we produce is guaranteed by our technical design process, state-of-the-art machinery, robotics capability and quality control systems. But we're equally exact about construction sequencing, working in close collaboration with site managers to maximise the benefits of our UNI System.

2

3

FLEXIBLE PRODUCT RANGE

Our UNI System has light gauge steel at the core and is dressed with board, insulation, fire stopping and external cladding to exactly match your design specifications. Windows, doors and vents can also be pre-installed, helping to consolidate the work of over five trades into one panel.

MANUFACTURING EXPERTISE WITH A DEVELOPER'S MINDSET

It's the way we look at the world – with a developer's mindset – in combination with our broad manufacturing expertise that creates an enhanced experience for designers and developers. Knowledge from property development, engineering, the automotive and logistics sectors is wrapped into the service we provide every day.

4

5

£30 MILLION INVESTMENT IN FACTORY CAPACITY

Our second state-of-the-art factory adds an additional 137,000 square feet of production space and enables us to fulfil the requirements of all shapes and sizes of development. Talk to British Offsite about any house, mid-rise or high-rise development you are planning.

ONE GOAL

RADICALLY REDUCING THE RISKS
AND DELAYS IN CONSTRUCTION...
...DELIVERING OCCUPIABLE
PROPERTIES FASTER

MULTIPLE BENEFITS FOR YOUR DEVELOPMENT PROJECTS

CONVENTIONAL BUILD PRESSURES ARE REDUCED



DELIVERY DELAYS

Close collaboration on construction sequencing, plus our just-in-time delivery model, means our panels and internal fit modules are delivered exactly when you need them, cutting out waiting time, keeping your schedule on track and avoiding trades being paid for redundant time on site.



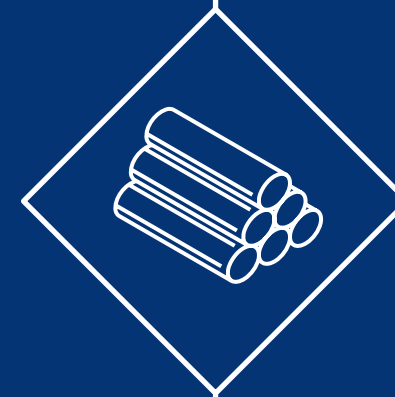
SKILLS SHORTAGE

The skills shortage in the construction industry was widely reported before Brexit, now we're in a post-Brexit environment and the pandemic has further reduced access to skills. With the work of up to five trades consolidated into our panels, you're more protected from the skills shortage and construction can continue efficiently.



SITE WASTE

Precision engineering at our state-of-the-art factories means many materials are installed in-line on the production line, with the best use made of sheet sizes. Our quality controlled manufacturing in a warm dry environment dramatically reduces waste and the associated costs of inefficient use of materials, while building sites can also be kept far tidier with sawing and cutting significantly reduced.



SITE STORAGE

The more materials you have delivered to site, the more storage space you need to keep them safe, secure and in good condition. Windows in particular create a storage challenge, with stacks of floor to ceiling panes of glass creating a major health and safety hazard. Our UNI System lets you pre-install windows and doors, as well as insulation, cladding, fire stopping and vents, taking away the storage challenge.



RAPID DRY ENVELOPES

With fully dressed panels delivered direct from our factory, you can construct dry envelopes faster and reduce the time spent waiting for units to dry because of bad weather. Internal fit outs can happen sooner. Our close collaboration on sequencing and logistics from the beginning to the end of every project, working around weather challenges, means you always have our panels exactly when you need them.



HEALTH & SAFETY ISSUES

Efficient installation of our panels, floors and walls means the scaffolding on mid- and high-rise developments can come down faster. Your team will be working in completed envelopes sooner, putting them at lower risk of accidental falls. A tidy site with fewer trades and stored materials equally reduces health risks and hazards.



FLEXIBILITY

THE FLEXIBILITY OF OUR
UNI SYSTEM MEANS YOU HAVE
COMPLETE CONTROL OVER
ARCHITECTURAL FEATURES AND
THE OPTION TO MANUFACTURE A
BASIC OR “FULLY DRESSED” PANEL
FOR YOUR INTERNAL OR EXTERNAL
WALLS, FLOORS AND ROOFS, ALL
OF A CONSISTENT QUALITY.

CASE STUDY

ABBEY QUAY, BARKING

Client – Weston Homes
GDV – £350m
Contract Value – £18.92m

Development Overview

Abbey Quay is a new landmark address fronting directly onto the River Roding, providing luxurious 1, 2 & 3 bedroom apartments within a waterfront urban village in the London Borough of Barking & Dagenham. As well as over 1,000 new homes, this 6-acre scheme will include a riverside plaza and walking routes along the River Roding, commercial space & leisure venues, an on-site community facility and a state-of-the-art gymnasium.

Superstructure – £15m

UNI Panel 200, latest fire regulations. A1/A2 fire rated infill system, permanent slab formwork, traditional masonry facade support system, aluminium windows and doors.

UNI Wall 200, panelised party wall system, permanent framework, RS45 sound insulation, firestopping.

Internal Fitout – £3.92m

1750no. BOS Fitout bathrooms, bespoke to client bathroom system with fitted vanity unit, taps, shower trays, shower screens, showers, baths, bath panels, tiles.

1089no. BOS Fitout wardrobe systems with mirrored sliding doors, shelf pack, hanging rail, timber decors.

1089no. BOS Fitout quartz kitchen worktops, laser templated, CNC machined, sink/hob/tap/water filter/ instant boiling water installation with worktops.

CASE STUDY

VICTORIA CENTRAL

Client – Weston Homes
GDV – £53m
Contract Value – £3.24m

Development Overview

Victoria Central is a new development of 217 luxurious one, two and three bedroom apartments spread across fourteen floors in the town of Southend-on-Sea, Essex.

“With a limited site footprint UNI Panel is reducing site waste, site storage and provides a rapid dry envelope to each floor enabling faster interior fitouts, resulting in quicker handovers.”

Jeremy Kealy, Site Manager

Superstructures – £2.4m

UNI Panel 200, latest fire regulations. A1/A2 fire rated infill system, permanent slab formwork, traditional masonry facade support system, ALuK aluminium windows and doors.

Internal Fitout – £844k

300no. BOS Fitout bathrooms, bespoke to client bathroom system with fitted vanity unit, taps, shower trays, shower screens, showers, baths, bath panels, tiles.

180no. BOS FitoutT wardrobe systems with mirrored sliding doors, shelf pack, hanging rail, timber decors.

180no. BOS Fitout quartz kitchen worktops, laser templated, CNC machined, sink/hob/tap/water filter/ instant boiling water installation with worktops.



PRECISION



WE ARE BRINGING STATE-OF-THE-ART TECHNOLOGY AND TECHNIQUES TO OFFSITE MANUFACTURING TO DELIVER PRECISION PRODUCTS, DOWN TO THE FINEST DETAIL, THAT DESIGNERS AND DEVELOPERS TRUST AND THAT CHANGE HOW BRITAIN BUILDS.

PRECISION MANUFACTURING

CONSISTENT QUALITY ACROSS EVERY PRODUCT

Since conception British Offsite has built a best in class manufacturing capability formulated from the most advanced machinery and highly trained workforce.

Our second factory – at 137,000 square feet – has been built to just-in-time automotive manufacturing standards, with high levels of robotics and every space used efficiently and consistently. Lean manufacturing, continuous improvement and precision engineering ensure our UNI System and internal BOS Fitout products arrive exactly when you need them to exactly the right standard.

We have developed a simple, focused international supply chain making our construction solutions some of the most competitive on the market. Every product we manufacture carries essential accreditations for UK homes.

ACCREDITATIONS



20%

MANUFACTURING YOUR PANELS WITH BRITISH OFFSITE WILL IMPROVE FIRST FORK IN THE GROUND TO FIRST KEYS HANDOVER TIME BY 15-20%.

15
MINUTES

ONE UNI PANEL COMPLETE WITH WINDOWS, DOORS, INSULATION, FIRE STOPPING AND CLADDING CAN BE PRODUCED EVERY 15 MINUTES.

60
MINUTES

THE TIME ON SITE TO INSTALL FOUR UNI PANELS FOR A TYPICAL APARTMENT IS 60 MINUTES.

PRECISION SEQUENCING, INSTALLATION AND AFTERCARE

END-TO-END COLLABORATION AND COMMUNICATION

Manufacturing is only one part of the service we provide at British Offsite. We can work with you from as early as pre-planning to support your design, architecture and logistics approach and to brief your teams on products and installation. Equally, we can come on board much later in the process, as late as RIBA Stage 4 Contract Documents. We are also ready and able to provide advice on sequencing, working closely with your site manager.

On non-load bearing builds you can use British Offsite for installation or use your own frame contractor. On house or mid-rise projects, British Offsite will be responsible for installation. We have purpose built lorries that not only protect the products in transit but also enable efficient crane-lifting into place.

A programme manager from British Offsite will work with your site manager to sequence delivery exactly as your schedule requires and a specialist from our team will oversee installation at all times. If there are delays on site that mean you're unable to receive panels as scheduled, don't worry - our process allows for a week's delivery window.

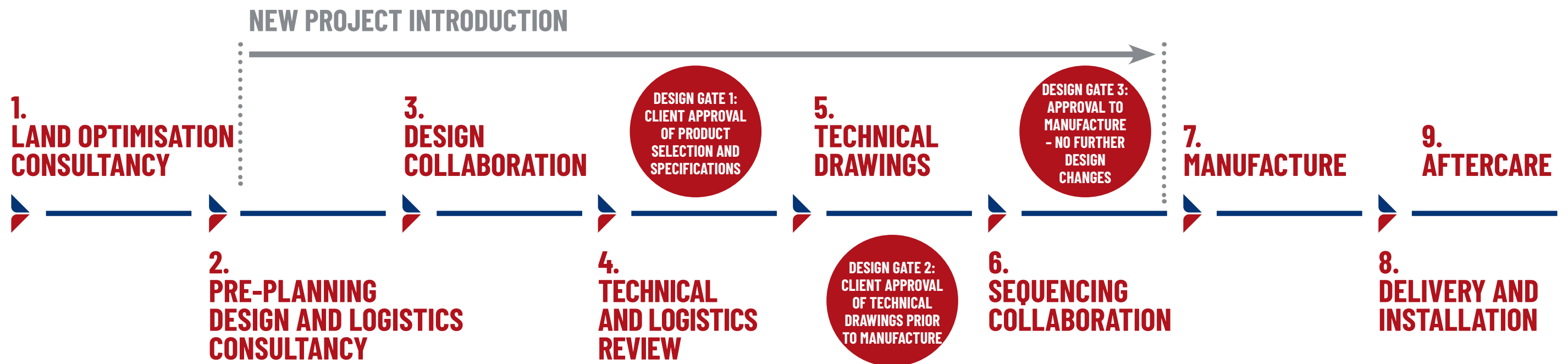


PROGRAMME MANAGEMENT

THINKING OFFSITE FROM THE OFFSET

WE SUPPORT CUSTOMERS AT EVERY STAGE OF THE OFFSITE PROCESS, INTEGRATING MANUFACTURING INTO TRADITIONAL BUILD METHODS, INFORMED BY OUR EXTENSIVE BUILD EXPERIENCE.

The benefits of offsite construction are maximised when you have a full understanding of land, access, and clarity about design and architecture objectives. Customers can depend on us to ask the right questions at every stage, to guarantee shared understanding and agree strategies amongst all stakeholders. We can convert a traditional project to a hybrid MMC design and deliver to your site in as few as 120 days.



1. LAND OPTIMISATION CONSULTANCY

- Qualifying land for offsite construction: size, shape, access, conditions, housing or apartment block potential, number of units, height, local design and architecture alignment
- Supporting business case preparation

2. PRE-PLANNING DESIGN AND LOGISTICS CONSULTANCY

- Understanding developer ambitions
- Defining product range solutions
- Meeting local authority expectations on design and implementation criteria
- Scoping initial sequencing plan
- Preliminary estimates

3. DESIGN COLLABORATION

- Core product selection: UNI Panel, UNI Wall, UNI Floor, UNI Roof and/or internal BOS Fitout modules
- Defining product sizes, architectural features and specifications: doors, windows, vents, insulation, fire stoppers, external cladding
- Technical drawings

4. TECHNICAL & LOGISTICS REVIEW

- Design and architecture vision
- Bespoke design features
- Planning requirements
- Accreditations
- Energy efficiency
- Health and safety planning/controls
- Trades requirements
- Schedule and sequencing plan

5. TECHNICAL DRAWINGS

- Technical drawings development for selected products: UNI Panel, UNI Wall, UNI Floor, UNI Roof and/or internal BOS Fitout modules
- Joint review of drawings
- Final refinements to match all architectural and technical specifications

6. SEQUENCING COLLABORATION

- Defining construction sequence
- Product installation training
- Product delivery scheduling
- Trades sequencing
- Contingency planning

7. MANUFACTURE

- Technical drawings translated to machine programme
- Production scheduling
- Just-in-time manufacture
- Quality control

8. DELIVERY AND INSTALLATION

- Dispatch in agreed quantities in approved sequence
- Unloading by crane for same day installation
- Quality control

9. AFTERCARE

- Post installation client aftercare
- Support to end of home warranty available

FORWARD THINKING ABOUT SUSTAINABILITY

CLEAR POLICIES AND TARGETS TO HELP OUR CUSTOMERS
ACHIEVE THEIR SUSTAINABILITY GOALS.



RESPONSIBLY SOURCED STEEL

Steel is 100% recyclable without any loss of quality and today, on average, new steel products contain 37% recycled steel. We're working with our international supply chain to increase this percentage and ensure our light gauge steel products are among the most sustainable in our industry.



100% RECYCLABLE PACKAGING

We use durable packaging to protect our products while in transit, which is strong enough to reuse multiple times, reducing the overall volume of packaging we need. Our packaging is 100% recyclable so even when it's no longer suitable for use, none of it needs to go to landfill.



WASTE REDUCTION

Our precision, just-in-time manufacturing methods, utilising state-of-the-art machinery, enable us to optimise the use of raw materials, reducing the amount that goes to waste and the overall volumes we need. We're committed to reusing or recycling our waste as far as possible to minimise the amount we send to landfill.



ENERGY EFFICIENT PRODUCTION

Energy efficiency is a key consideration as we continue to invest and grow, to make sure we're playing our part in limiting global warming. Our second factory has solar panels on the roof and we continuously collaborate with our supply partners to reduce our energy footprint at all stages of production and to develop more energy efficient manufacturing equipment.

SECOND FACTORY

QUADRUPLING
PRODUCTION CAPACITY

137,000 SQ. FT
SIZE

£30 MILLION
INVESTMENT

**HORIZON 120
BUSINESS PARK**
BRAINTREE, ESSEX

PROUDLY MANUFACTURING IN BRITAIN

WE ARE PART OF THE NEW HIGH TECH MANUFACTURING SECTOR IN THE UK, BRINGING NEW CAPABILITIES TO THE CONSTRUCTION INDUSTRY

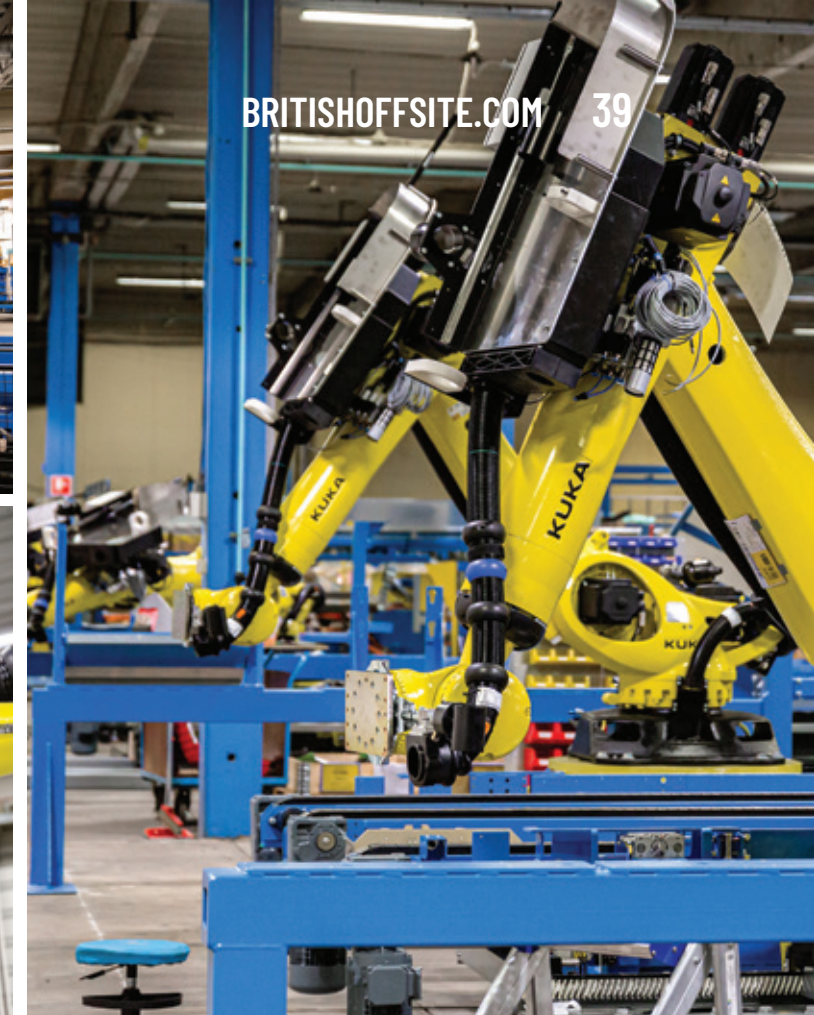
Our second factory will boast machinery, automation and productivity solutions that are the first of their kind, developed with Randek AB our Swedish partner, a company we selected because of their continuous dedication to innovation.

Together with Randek UK we have created the most automated light gauge steel panel assembly line in Europe and the largest single production line in the UK to date. We envisage our collaboration and innovation continuing far into the future to ensure our second factory remains at the cutting edge.

We are upskilling our workforce to operate this advanced machinery, further protecting our operations and our clients from skills shortages, a reality of the post-Brexit environment. We have the machinery and skills we need to sustain high production levels.

"British Offsite's new automated manufacturing facility is the first of its kind in light gauge steel in the UK and a first for Randek UK. We are setting a new standard for building off site and helping push the industry forward in innovation. British Offsite will be able to provide quality, accuracy and deliverability to its projects and customers. We look forward to a long and rewarding partnership together."

Gordon Young, Randek UK



MEET THE TEAM

EXPERIENCED IN VOLUME HOUSEBUILDING, THINKING OUTSIDE OF THE BOX

Our extensive team combines the experience of volume house builders with the knowledge of automotive, engineering and logistics experts.

Shaun Weston, managing director of British Offsite, has degrees in construction management and automotive engineering. He is leading a team that brings the best of both industries together, alongside world class logistics.

The diverse insights we have throughout the team ensure we produce solutions for our customers without any preconceptions, while retaining a single-minded focus on helping our customers to deliver occupiable properties faster.



SHAUN WESTON
MANAGING DIRECTOR



WILLIAM ELLIS
COMMERCIAL DIRECTOR



DARREN OLDFIELD
DESIGN AND
MANUFACTURING DIRECTOR



PAUL BROCK
LOGISTICS DIRECTOR



SAM DAVIES
CONSTRUCTION DIRECTOR



DAVID OLNEY
FINANCE MANAGER



Factory 1 location:
British Offsite, Skyline 120,
Avenue East, Great Notley,
Braintree, Essex CM77 7AL

SAT NAV REF: CM77 7AH

Factory 2 location:
Unit 4 Horizon Business Park,
Braintree, Essex CM77 7WW



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British Offsite, Skyline 120,
Avenue East, Great Notley,
Braintree, Essex CM77 7AL

New factory location:
Unit 4 Horizon Business Park,
Braintree, Essex CM77 7WW



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