



IS CO-HOSTING THE
OFFSITE SUMMIT

AT

**OFFSITE
EXPO**
17-18 SEP 2024

17.09.2024

International best practice

Join in the conversation

@buildoffsite | @CIRIAupdates | @ExploreOffsite
#OffsiteSummit | #CollaboratingForImpact





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17-18 SEP 2024

18.09.2024 15:30 – 16:50 | Session 4

BOS Innovation Hub Challenge





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Ken Davie

Industry Advisor
BUILD OFFSITE

**BOS Innovation Hub
Challenge**



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#BUILDOFFSITE | #BOS | #CollaboratingForImpact
#ExploreOffsite | #OffsiteExpo | #OffsiteSummit
#InnovationHubChallenge | #Digital | #Innovation
#NetZero | #SustainableConstruction

Celebrating 20 years of BUILDOFFSITE

Set up in 2004 as the voice of the industry, BUILDOFFSITE has sought to promote, support and increase the adoption of offsite and pre-manufactured solutions for the built environment.

“To be the trusted independent voice of the construction industry with respect to offsite and pre-manufacturing, and to provide all relevant support to our members and other stakeholders.”

Join BUILDOFFSITE



Networking | Events

Exhibition Seminars

Site visits | Advice & Guidance

Knowledge Sharing | Publications

Marketing & Promoting Members

Influencing

BUILD OFFSITE members



APPLY



ARUP

ASDA



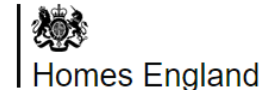
C-PROBE



GSK

Heathrow

HEMSPAN®



HS2



Innovate UK

KFC



LRQA



BUILDOFFSITE guidance 2022 – 2024

C-PROBE

buildoffsite

Achieving sustainable resilience in new precast concrete structures

Taking precast concrete to a new level

A collaborative research report from Buildoffsite and CIRIA

ciria

BOS
BUILDOFFSITE
COLLABORATING FOR IMPACT

Offsite construction – concept design and delivery

A collaborative research report from Buildoffsite and CIRIA

BOS
BUILDOFFSITE
COLLABORATING FOR IMPACT

ciria

The management of IP specifically relating to MMC/offsite

CIRIA and BOS guidance 'The management of intellectual property (IP) specifically relating to MMC/offsite' which will be published later this year.



Funded by



Supported by
BEALE&CO



Nigel Fraser
nigel.fraser@buildoffsite.com

Client Group proposal approved for 2023 – 2024

Performance specifications guidance

Upcoming BUILDOFFSITE events

2-4 October

Structural Timber Awards
2024

13 November

DfMA for net zero carbon

20-21 November

London Build Expo

28 November

BOPAS Forum

4 December*

BOS Christmas members'
meeting

Spring 2025*

Using performance
specifications to facilitate
the adoption of MMC –
new BOS/CIRIA guidance

*Provisional date



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—AT—
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BOS Innovation Hub Challenge
MEET OUR FINALISTS





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BOS Innovation Hub Challenge

MEET OUR JUDGES



Dave Roberts
Coventry University



Samantha Ferneley
Vista Insurance



Joanne Bridges
Bridges Communications



Keith Blanshard
BUILDOFFSITE



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abode
INDUSTRIES

**BOS Innovation Hub Challenge
FINALIST**

John Arthur
Chief Executive
Abode Industries

Prof Robert Barker FRIBA
Director
Abode Industries

BYGO



THE FUTURE OF CONSTRUCTION

by

abode
INDUSTRIES

PROBLEMS WITH HOUSING



Cost Uncertainty ?



Poor Quality
Workmanship ?

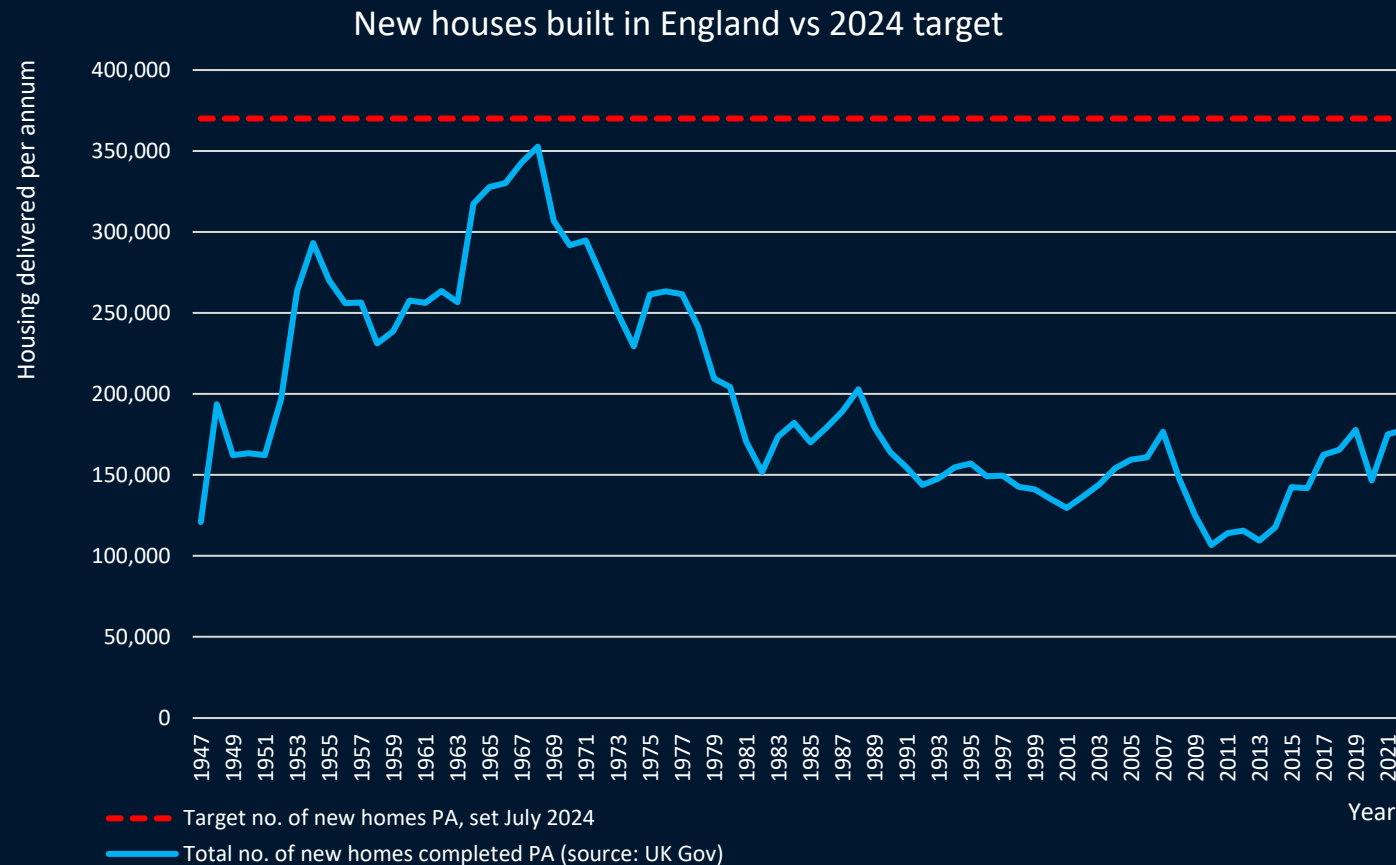


Lasting Maintenance
Problems ?



Production Is Largely
Unmodernized

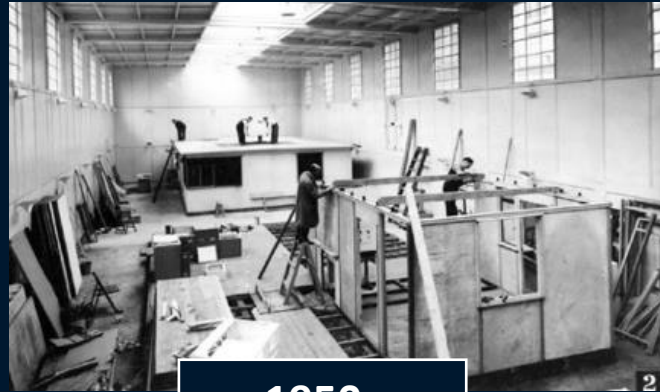
...and we will not meet DEMAND



THE ROOT CAUSE

CONSTRUCTION IS AN
UN-MODERNISED
INDUSTRY

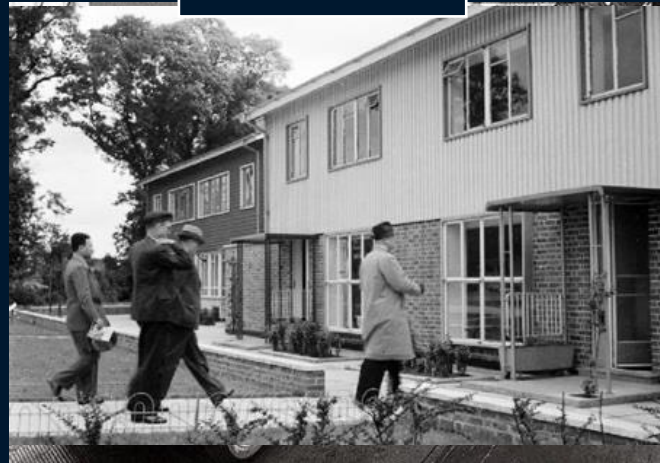
Largely unchanged in
70 years!
...compared to...



1950s



2020s



BACKGROUND - in 2018

John 'the Aerospace Engineer'
built his first modular house



In 2020 He conceived BYGO and
met Robert...

Robert 'The Architect/developer'
designed a fast, prefab, home



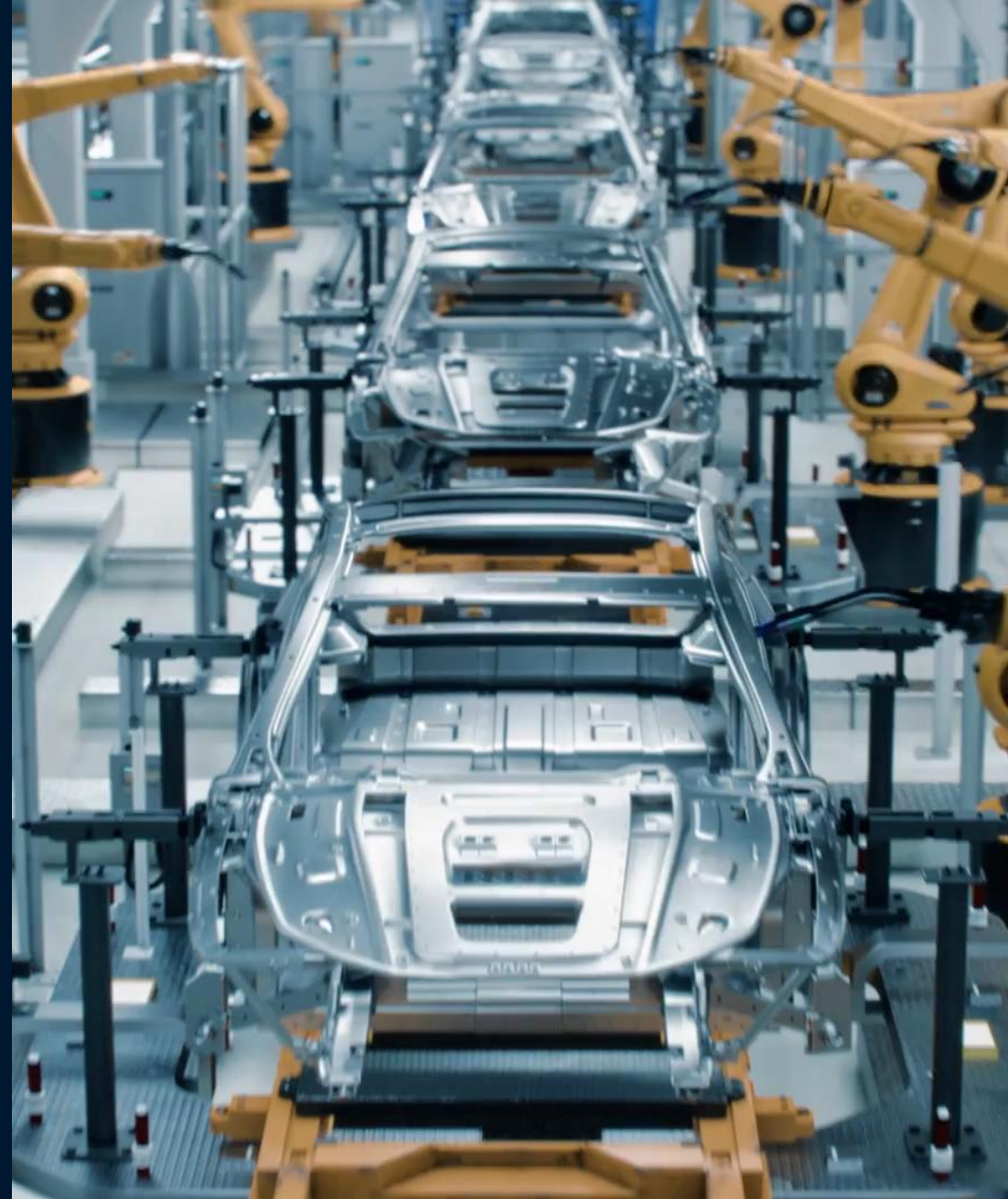
Cost <£1500/m². 3 RIBA awards &
shown on GRAND DESIGNS



IMAGINE

If ordering a house
was as easy & dependable
as buying a new car...

Not fraught with worry!



OUR SOLUTION



Fast track production.
Use tech from other industries.



Adopt current gold standards.
In the future they will be the norm.



Make building parts versatile,
with universal connectors



Give customers control.
Fix price from the outset

CONCEPT



Subdivide a building into mass-producible parts



Standardize interface between parts



Build the parts to exacting tolerances



Make factories scalable to meet demand



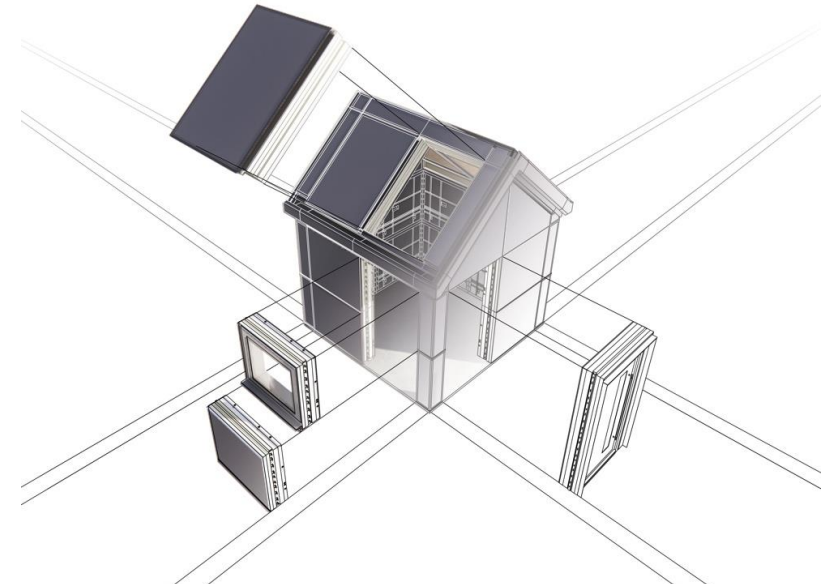
Automate the design process with AI



Make the construction process foolproof



AUTOMOTIVE MEETS ARCHITECTURE



THE STATE-OF-THE-ART.

So what's new..?



TRADITIONAL

- All stages slow
- Inaccurate
- Expensive



TIMBER-FRAME

- Faster on site
- Long lead-time
- Low-cost



PANELISED

- Faster on site
- Long lead-time
- Low-cost



SIPs

- Faster on site
- Long lead-time
- Low flexibility



V. MODULAR

- Lead-time
- Inflexible
- Expensive



BYGO

- Quick
- Precise
- Economic

Lean Overheads, No need for huge orders and flexibility mean **BYGO** is different

STANDARDISED PARTS

Integral

- Structure
 - Insulation
 - Waterproofing
 - Fire protection
 - Acoustic control
 - Service routes
 - Fixings for finishes (inside and out)
-
- Zero Carbon by design



VERSATILE

To suit any site
and any brief

- Multi-storey
- Pitched roof / flat roof
- Any use (housing, schools etc)
- Interchangeable
- Extendable

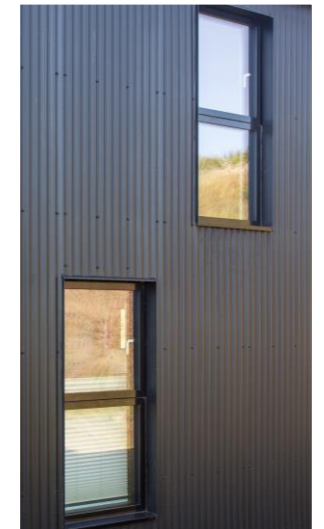
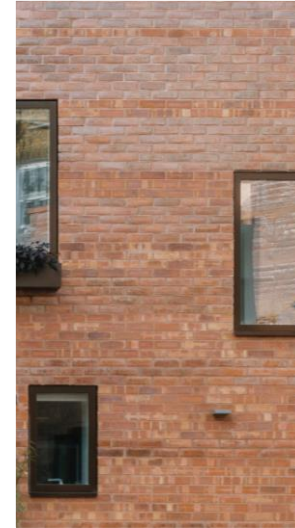


CUSTOMISABLE

To suit local planning requirements

+

- Support framing for
- External Cladding
- Balconies
- Solar Shading
- Canopies



UPGRADABLE

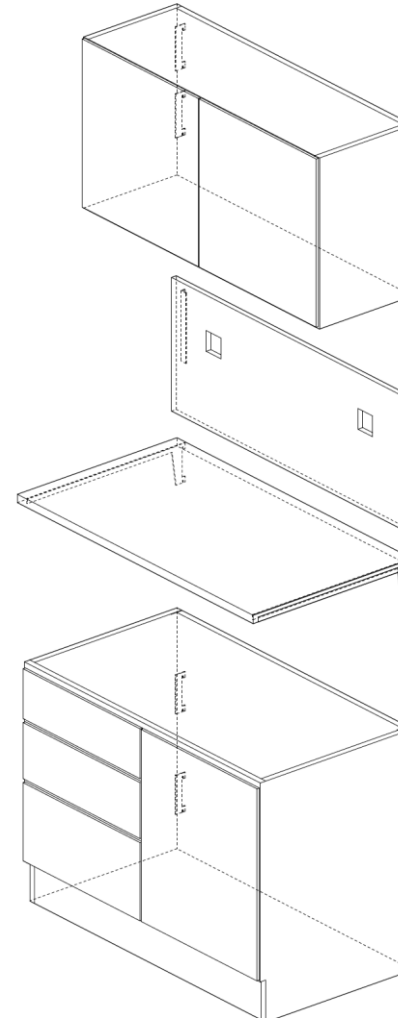
Ready for easy fix:

- Services
- Wall panels
- Kitchen units
- Curtains etc.

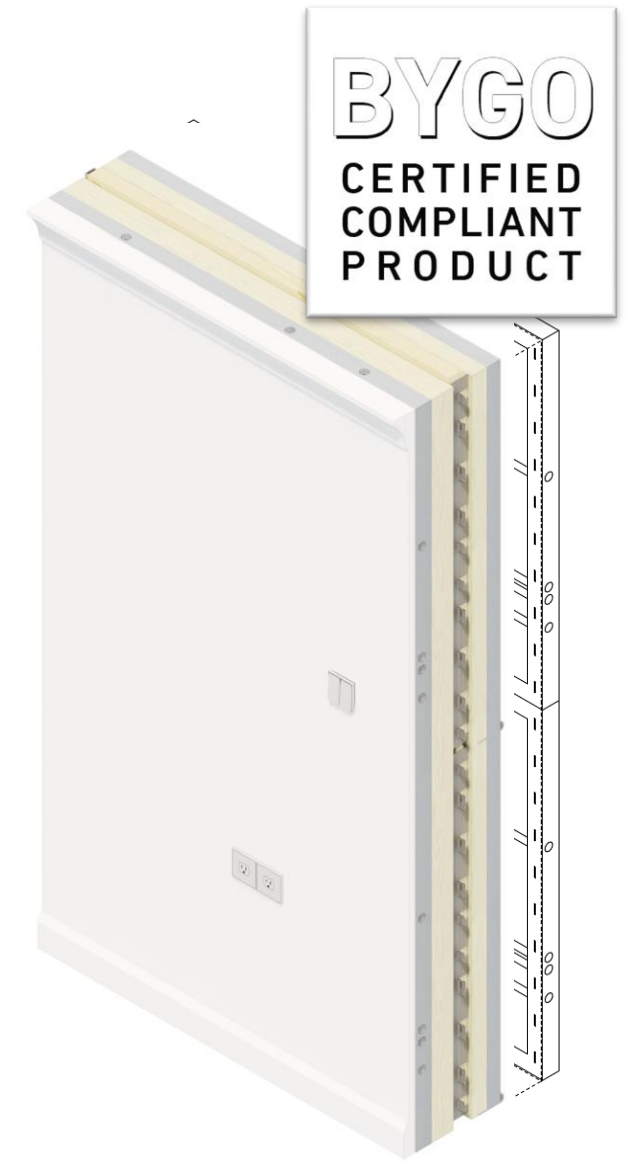


Integrated conduit runs and fixing points

Everything standardized and available.



Integrated 3rd party fixtures



3rd party compliant finishes

ADAPTABLE



HOW IT WORKS



Choose from a
template design



Customise to suit your
needs and budget



Purchase online or
instore (fixed price)



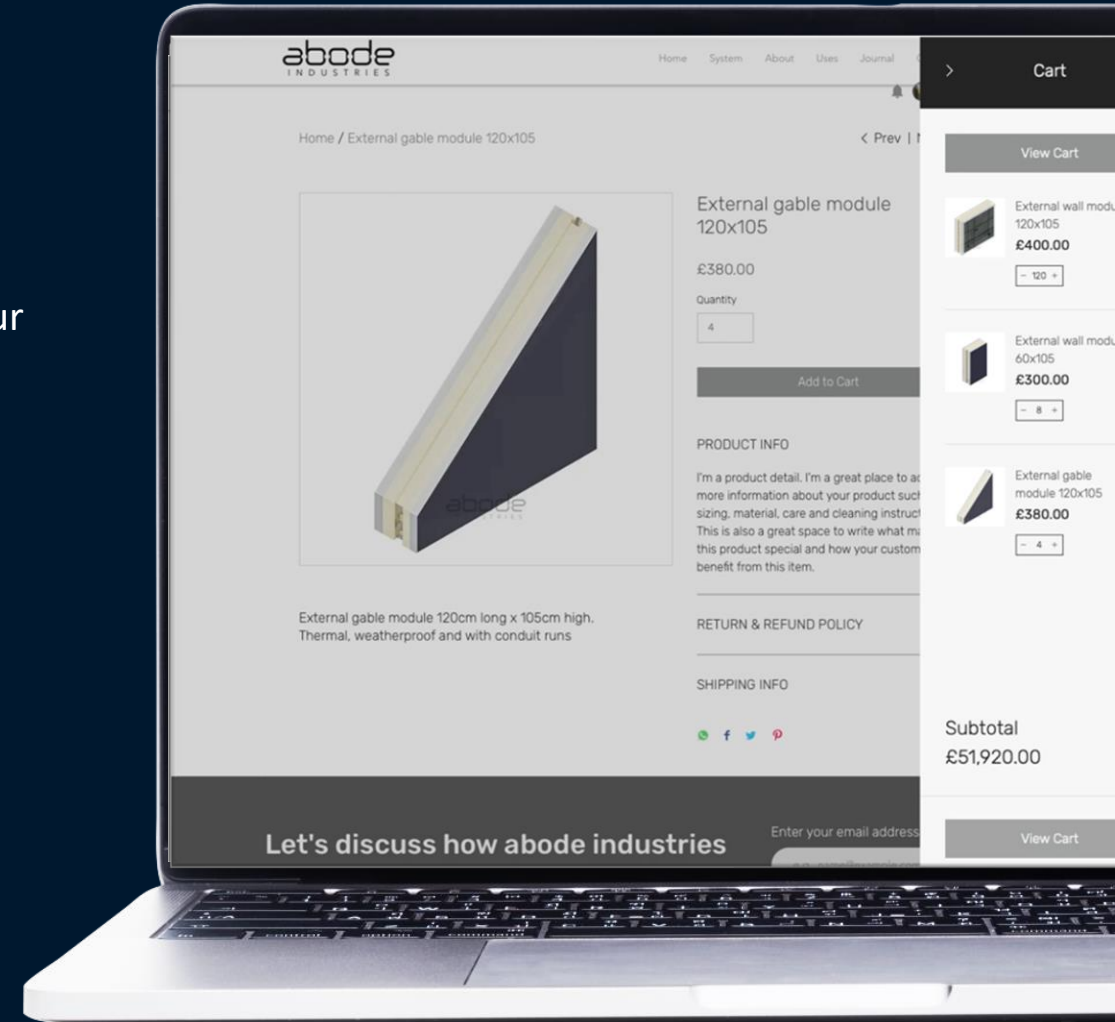
Erect on site or use
trained installer



Bulk discounts for
trade + 30 days
credit



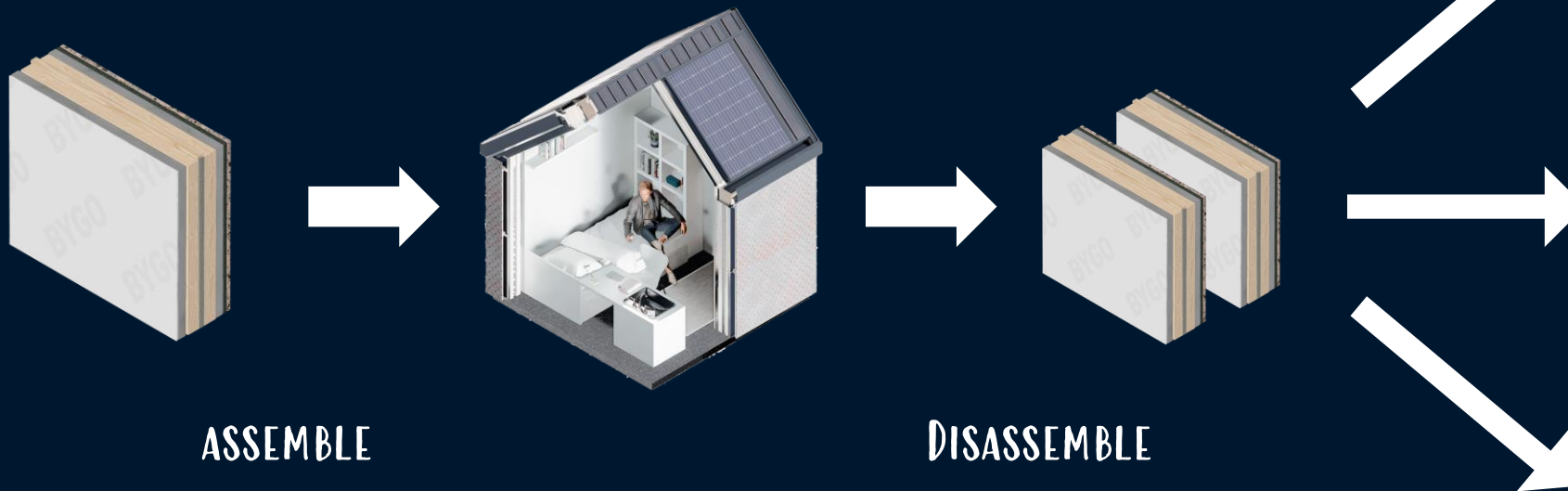
Consider future
upgrades or add-ons



BUY ONLINE . . . JUST IN TIME

BUILT FOR RE-USE

CIRCULAR ECONOMY



OR



OR



CUSTOMER BENEFITS



NEW HOUSING –
FAST



SUSTAINABLE –
OUT OF THE BOX



ALMOST NO
DESIGN FEES



FIXED SUPPLY
PRICE



AUTOMATICALLY
REGS COMPLIANT



SMART, EASY
MAINTENANCE



BYGO



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‘Dragon’s Den Style’ Questions

John Arthur
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Director
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BOS Innovation Hub Challenge FINALIST



Dave Allen
General Manager
Unipart Construction Technologies

Unipart Construction Technologies



Transformational Building and Infrastructure Solutions for the Global construction industry

UNIPART CONSTRUCTION
TECHNOLOGIES



Unipart Construction Technologies



UCT specialises in creating innovative new Manufactured Reinforcement Systems (MRS) for structural concrete, and modular MEP Support Structures for building service installation.

Manufactured Reinforcement Systems

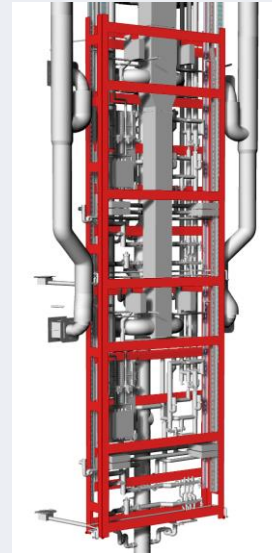
Building Solutions



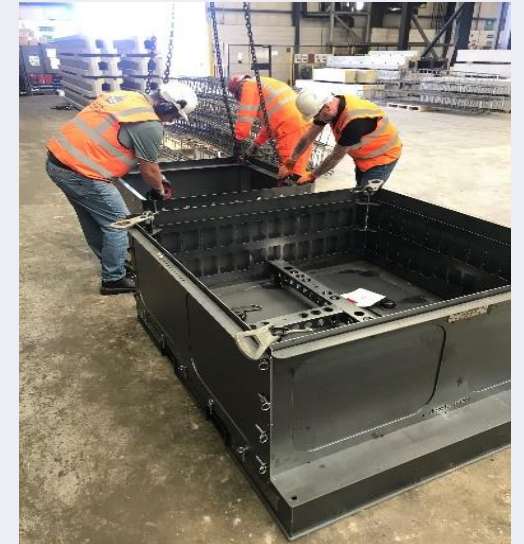
Infrastructure solutions



MEP Support Structures



Moulds and tooling



A New Technology



Frames precisely engineered and manufactured from laser cut profiles.

Connected using patented joining features.

Designed to incorporate and control a variety of cast-in or pre-installed components including:

- Lifting points
- Mounting points
- Halfen channels
- Bespoke components
- Off-the-shelf fixings



Key advantages



The UCT technology offers an array of unique benefits



Greener

Lower Carbon - Supporting Net Zero commitments



Faster

To manufacture and install.
Reduces installation programmes.



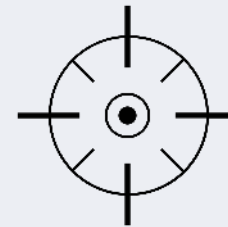
Safer

Protect your workforce and reputation.



Stronger

Optimised MRS increases strength by +40%.



More Precise

Accuracy +/- 2mm



Systemically lower cost

When deployed as a system

A catalyst for Modern Methods of Construction



Our technology:

- Is Designed for Manufacture and Assembly (DfMA).
- Eliminates the need for specialist steel fixers and welders.
- Is manufactured off-site for just-in-time delivery.
- Is suitable for a broad range of applications.



Building Solutions



Residential and Commercial Construction



Beams



A pre-cast slim floor beam solution to maximise usable space in residential construction



Designed to be **integrated seamlessly** with PCE Ltd's HybriDfMA method of construction on their Fulton Road project in Wembley, London.

Pre-cast solution offers **faster installation** than cast in-situ options

Increased accuracy and rigidity aids **ease of installation**

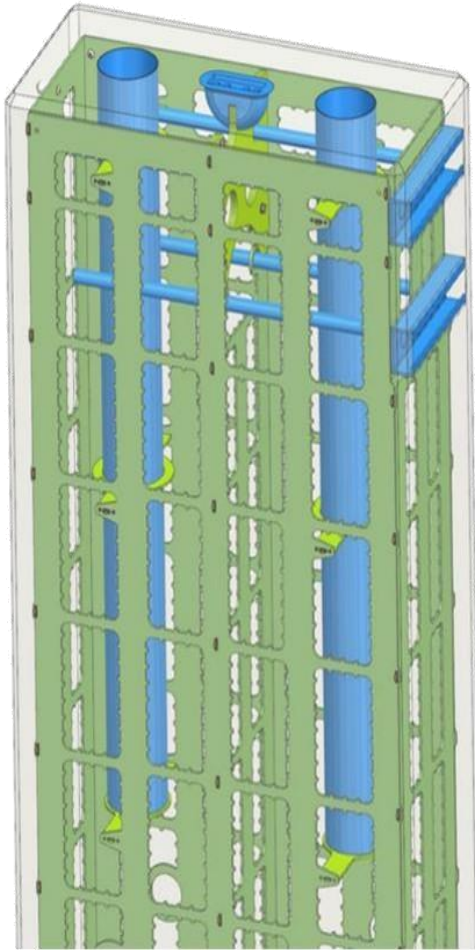
Beam depth minimised to 200mm allows an **additional floor** to be included every 10 storeys.

Engineered to work with standard slab floor depths

Columns



A range of column profiles made possible by MRS technology



Installed in the Manufacturing Technology Centre's Healthcare Demonstrator in Coventry, UK

Reduced mould set up time prior to concreting

Lifting points and interfaces with other structural components **accurately positioned and controlled**

MRS technology facilitates slimmer sections to **reduce embodied carbon**

Laser cut precision **guarantees concrete cover** is achieved



MEP Support Structures

- Modular stainless sheet steel solutions to **eliminate welding**.
- UCT provide the **full structural design** and manufacturing solution.
- Solutions can be provided either **fully assembled or flat-packed** for customer assembly.
- Assembly process is **deskilled, much faster, and safer**.
- Additional benefits include **etched instructions, guaranteed pipe alignment, and longevity**.
- **Services pre-installed** for easy connection onsite.



Infrastructure Solutions



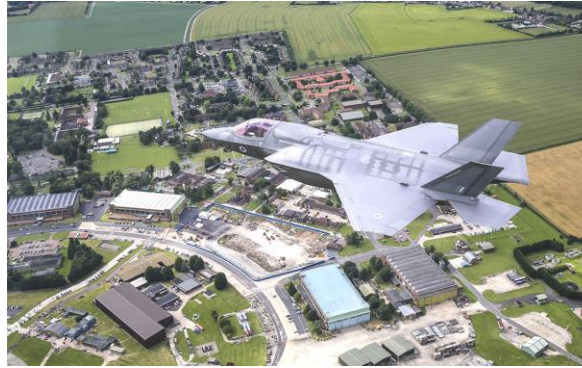
Build infrastructure faster and more efficiently



Applications in:



Communications



Defence



Energy



Social infrastructure



Transportation

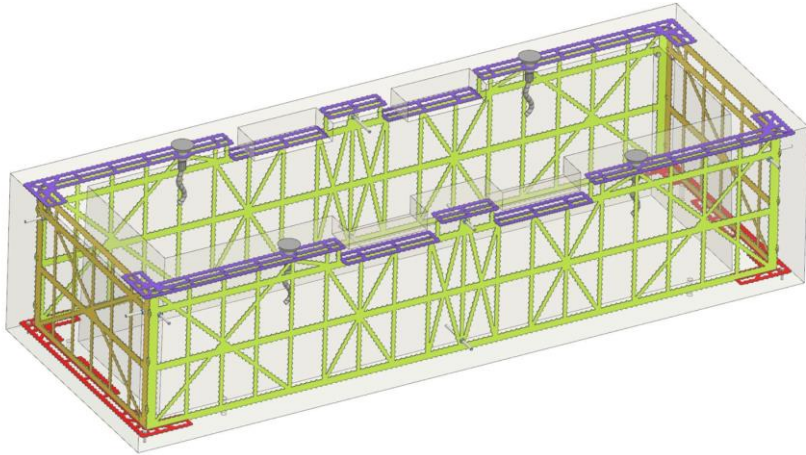


Water

Service Riser Upstands for prisons



MRS frames supplied flat pack to support prisoner rehabilitation programme



Simplified single layer design

Assembly instructions **laser cut** into frame

Lifters **precisely positioned** from MRS frame

80% improvement in assembly time

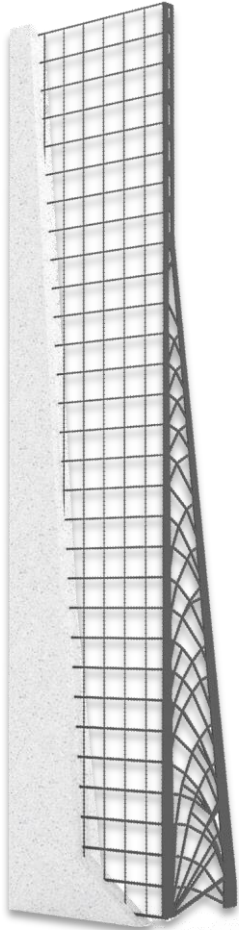
63% steel reduction vs current design



Retaining Walls



Seal Wall precast products for the water industry



40% reduction in steel required vs. current design.

Simplified assembly **reduces process time**

Eliminates current issues with rebar frame fabrication **variability**

Optimised for temporary and permanent loading requirements

Independently tested and validated for structural and crack control performance



Unipart Construction Technologies



Transforming the global construction industry

For more information please contact:

Dave Allen, General Manager dave.allen@unipart.com

Michael Starr, Commercial Manager michael.starr@unipart.com



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‘Dragon’s Den Style’ Questions



Dave Allen
General Manager
Unipart Construction Technologies



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**BOS Innovation Hub Challenge
FINALIST**

Anas Ayoub

Founder and Digital
Construction Director

XD House

Megan Hughes

Digital Construction
Manager

XD House

BOS

XD
XD HOUSE

XD HOUSE

BUILD OFFSITE Innovation Hub Challenge

17th September 2024

Presented By



Anas Ayoub
Founder, Digital
Construction Director



Megan Hughes
Digital Construction
Manager

BOS

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XD House

XD House is an award-winning Digital Construction consultancy specialized in algorithmic design and automation.



Design & Workflow Automation
+
AEC Delivery Team



Customized Plug-ins



Platform Interoperability



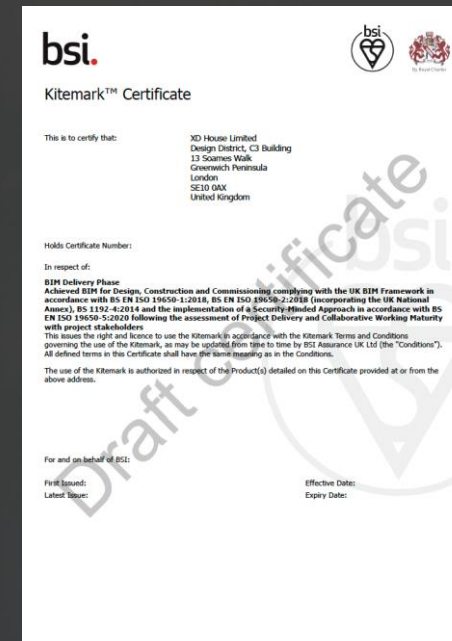
Real-time Data Reporting

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XD HOUSE



2023 – XD House recognized as ME “Digital Construction innovator of the Year”




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XD House



 XD House Offices (Dubai & London)

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DD
XD HOUSE



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The Challenge

Roof Design & Fabrication

Issue: Traditional roof design is time-consuming and prone to human error, with the need to manually draft intricate roof component.

Solution: By **automating** the roof design process, our Revit plug-ins can generate roof structures efficiently, significantly reducing human error.

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XD
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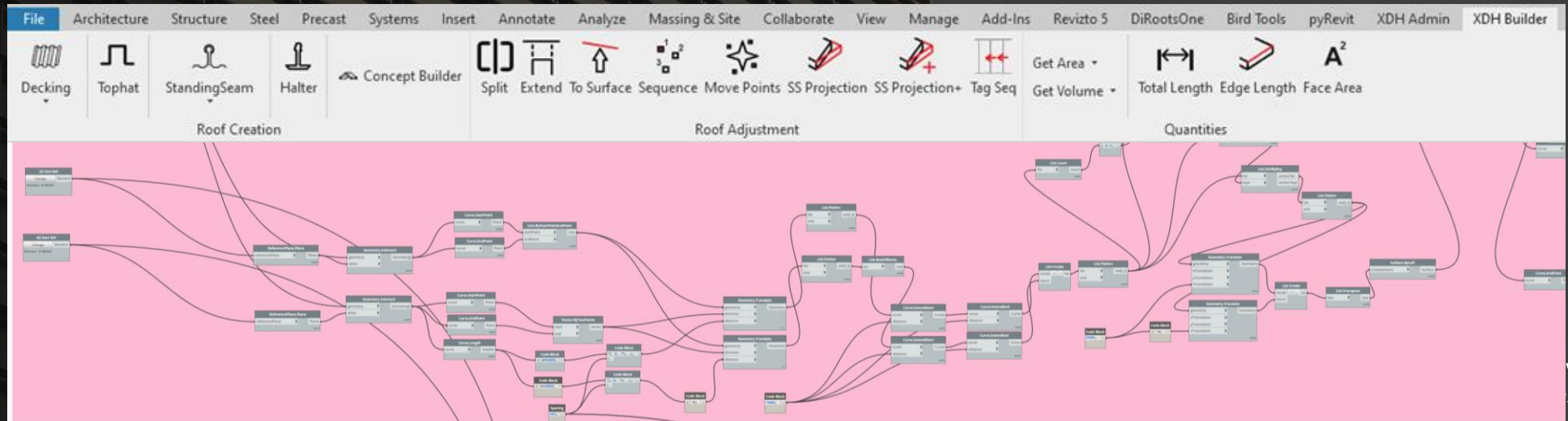


The XDH Builder Plug-In

Plug-in to your design authoring tool (Revit)

Visual scripting supported by user-friendly controls

Automate your design workflows and reduce time, cost and material.



The XDH Builder Plug-In



Automates tasks and optimizes materials



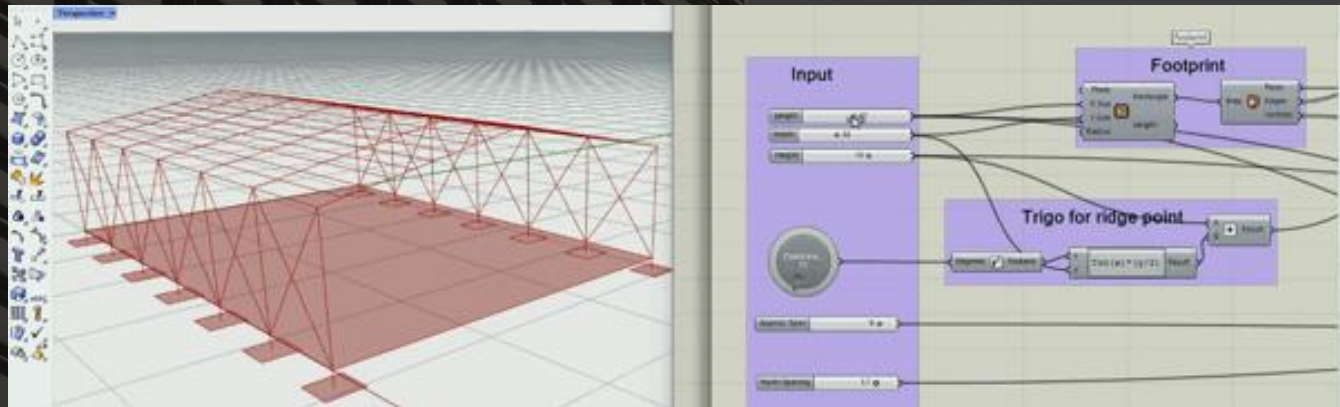
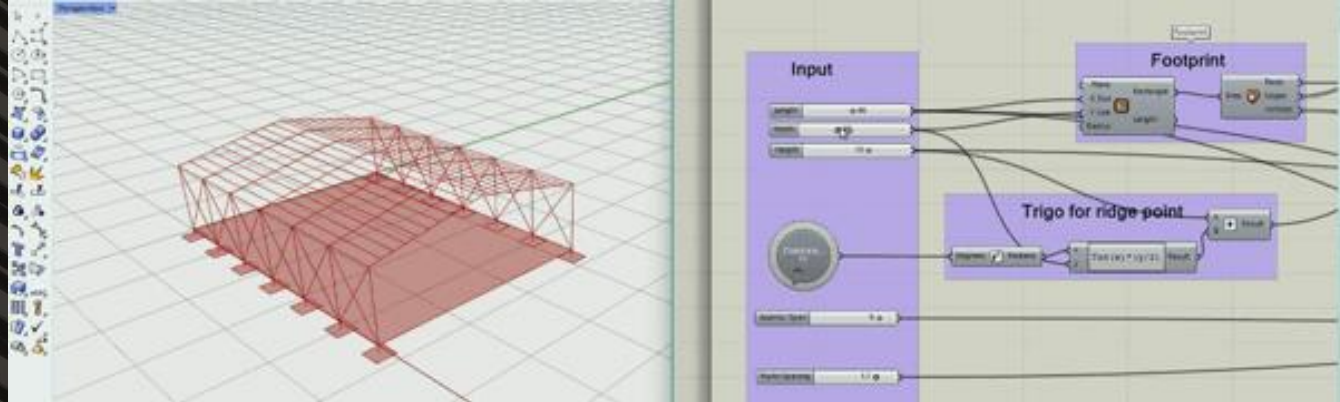
Promotes sustainability and waste reduction



Enhances collaboration and project management

Automated Structure

Automatically update
your designs based on
scripts, inputs and
parameters!

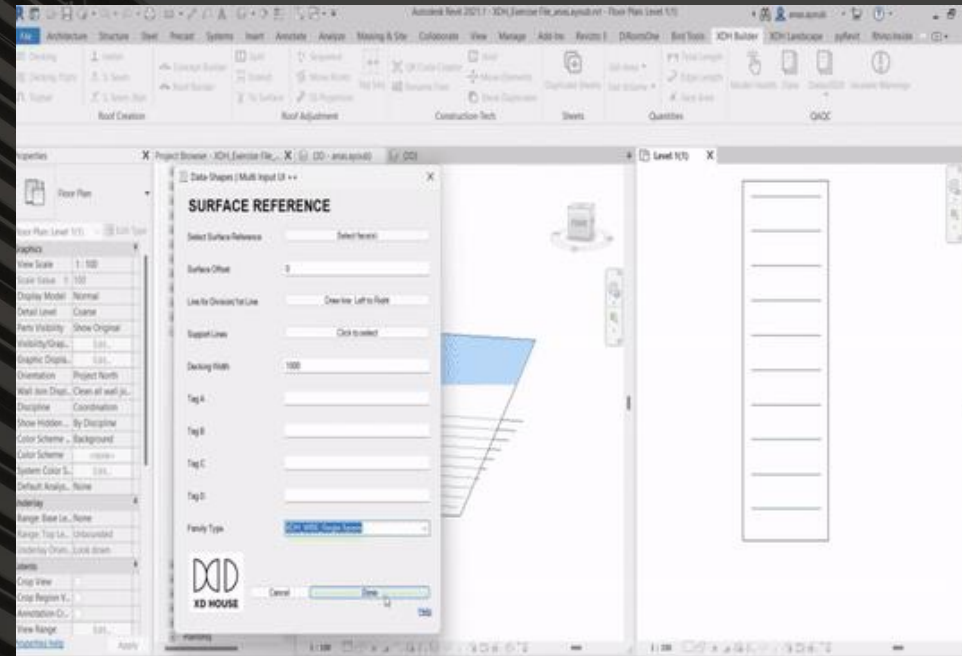


[Click here for a demo!](#)

Automated Roof Creation

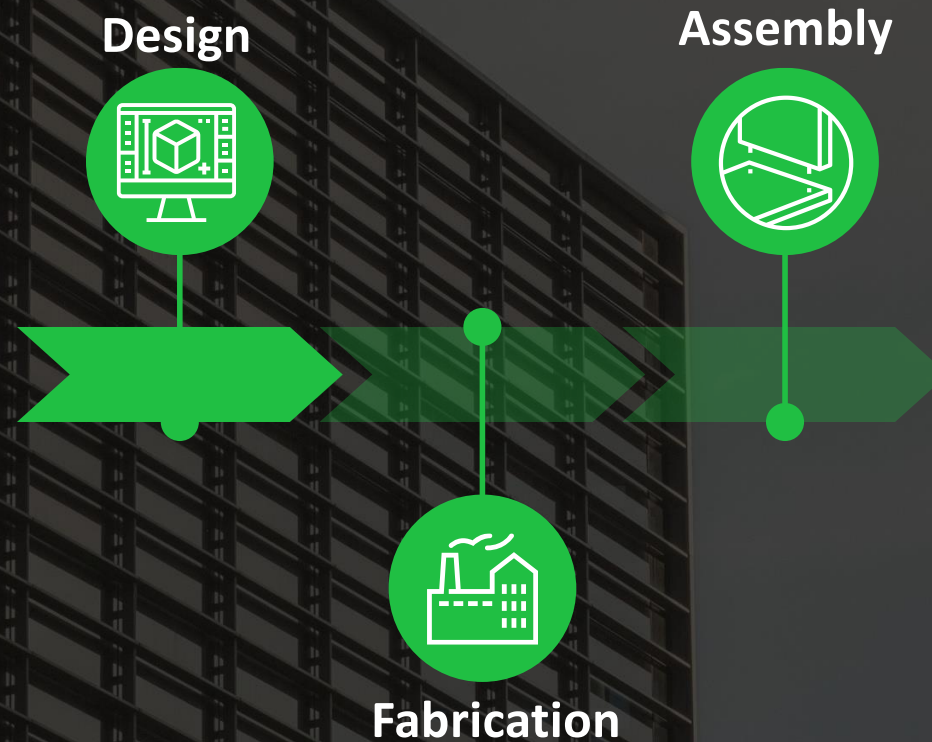
Automatically design your roof structure based on a set of parameters, material and fabrication constraints.

Export them as shop drawings and automatic CNC machine file formats – ready for assembly.



Project Application

XDH Builder has been successfully deployed in multiple large-scale projects, demonstrating its ability to accelerate project timelines and reduce costs through streamlined coordination.



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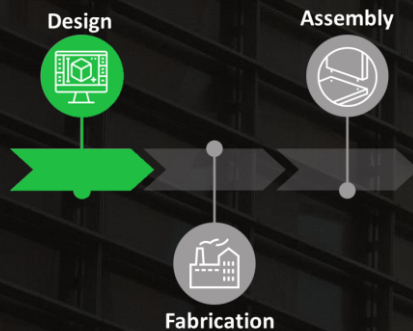
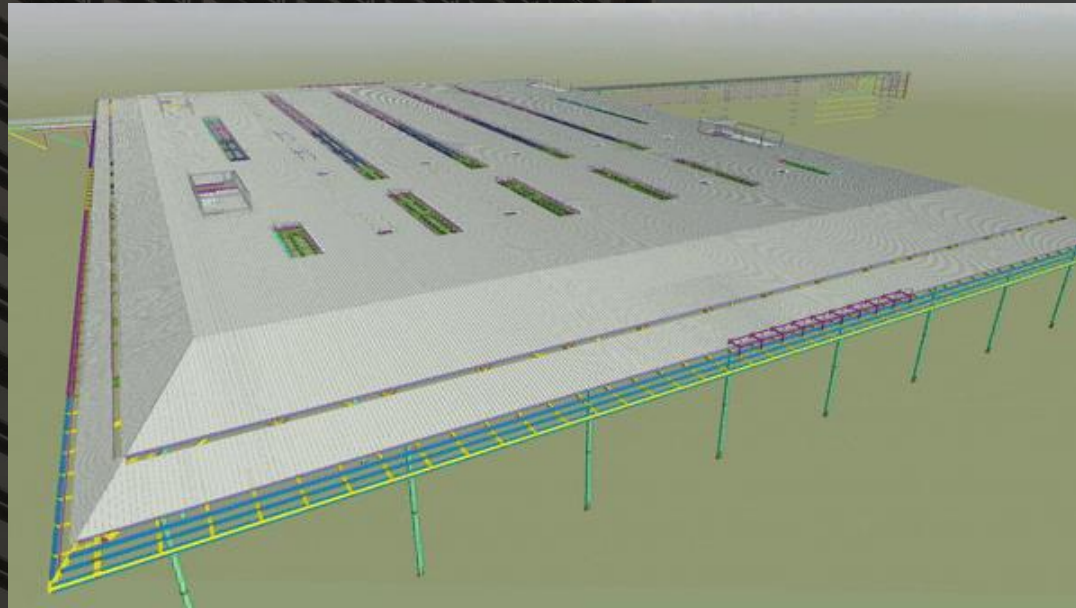
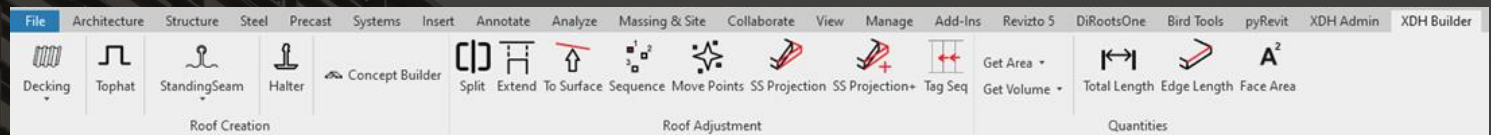
Design Automation

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- Automate detailed roof modelling with embedded meta data
- Create cut list for fabrication
- Generate quantities

Plugins: [Video Link](#)



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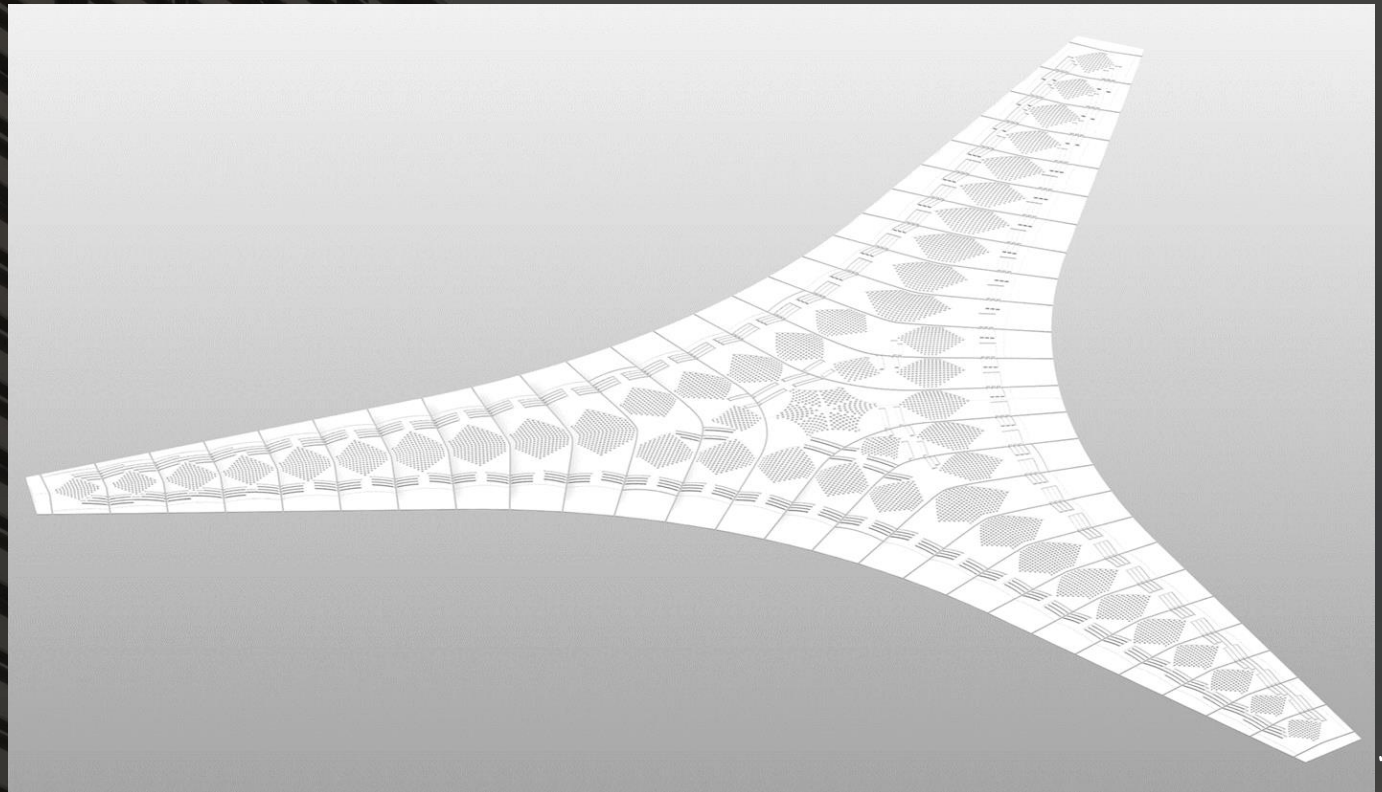
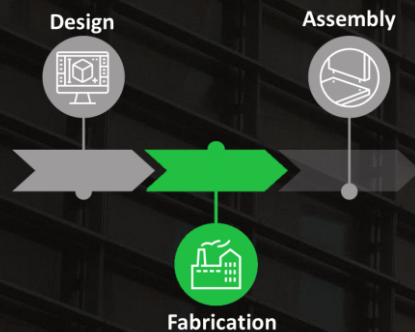
Fabrication Automation

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- Transfer metadata in excel for QAQC
- Automation of fabrication drawings for CNC machine, 7922 number of skylight funnel (200 Fabrication drawings in 5mins)

Presentation link: [Video Link](#)

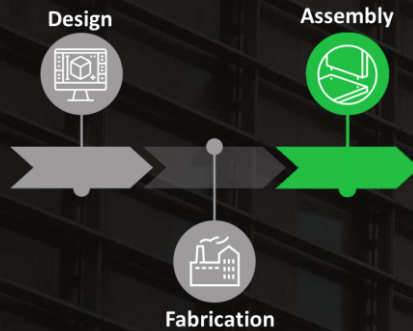
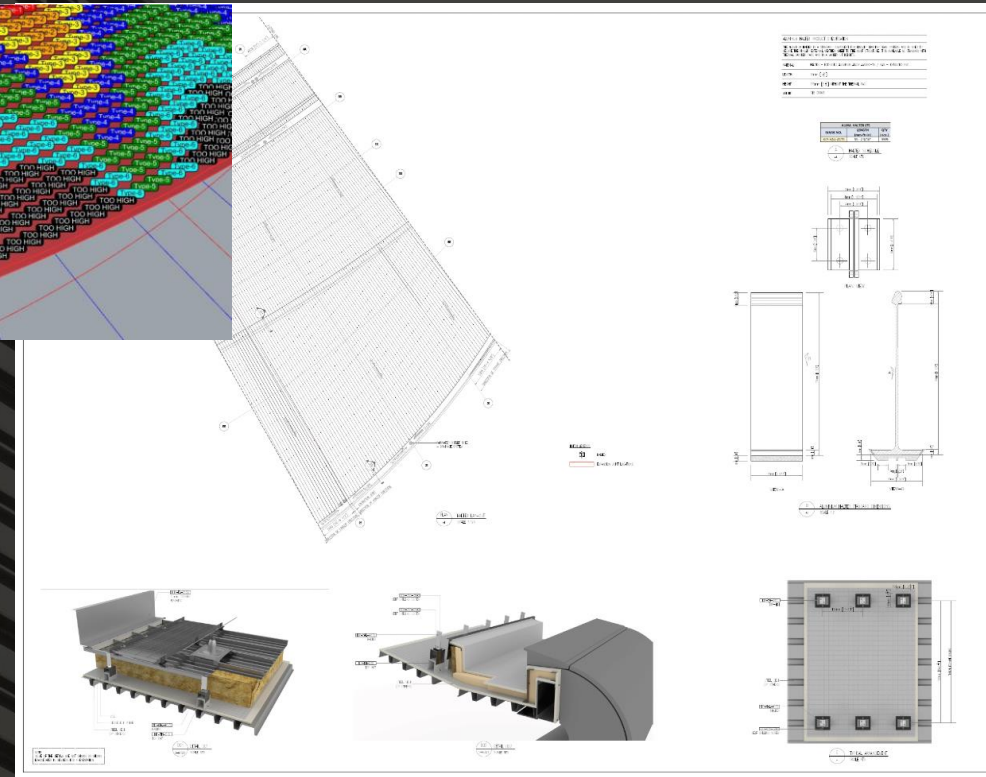
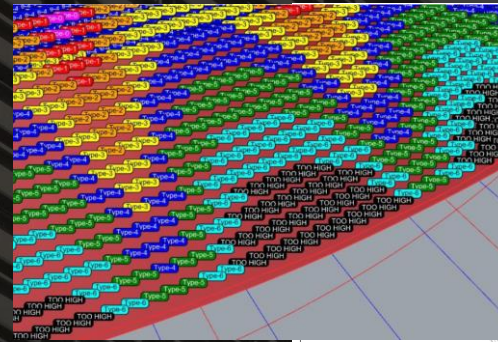


Assembly Automation

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- Automated shop drawings extracted from the model (scripting)
- Automatic views created on sheets
- Automatically exported to model file types to be ready by the CNC machine



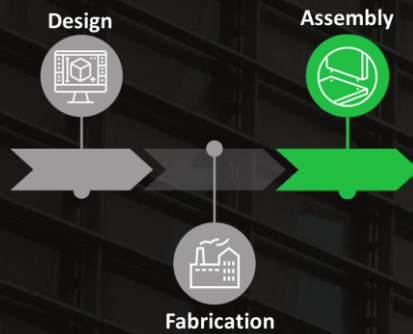
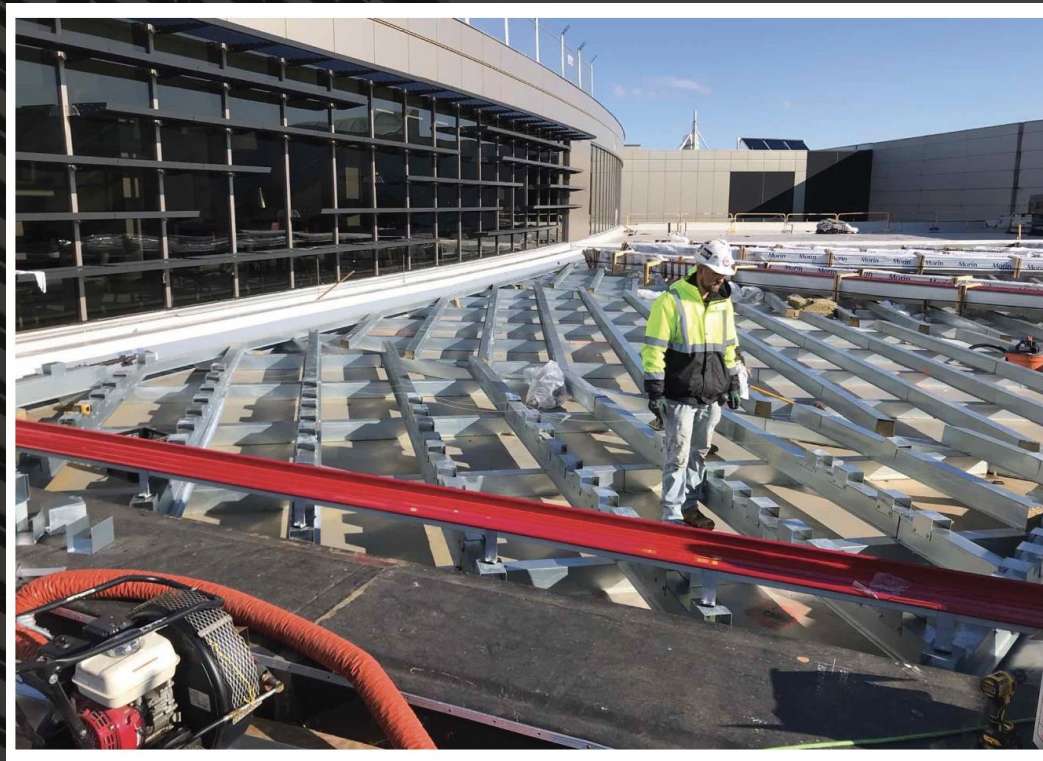
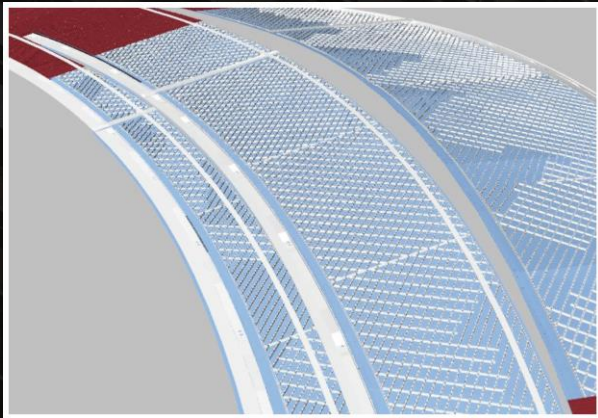
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Assembly Automation

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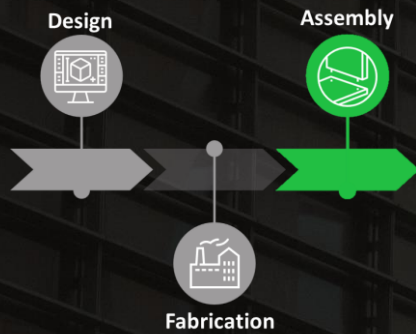
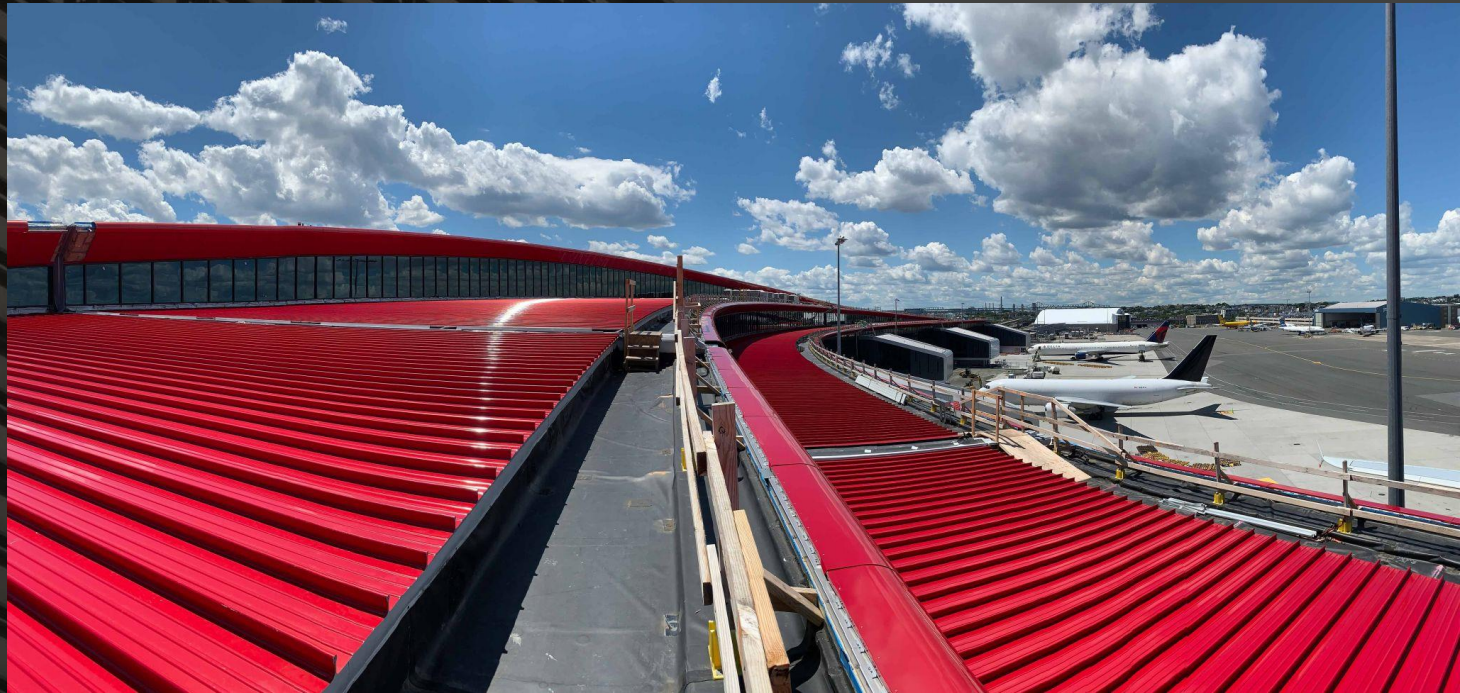
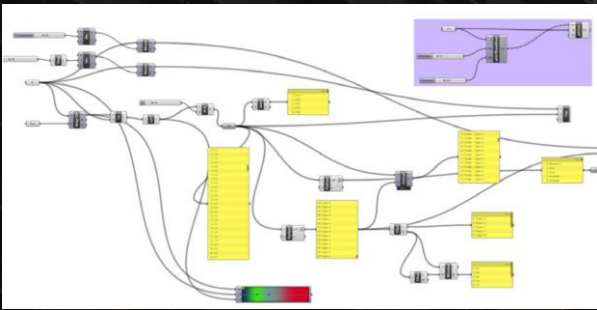
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Assembly Automation

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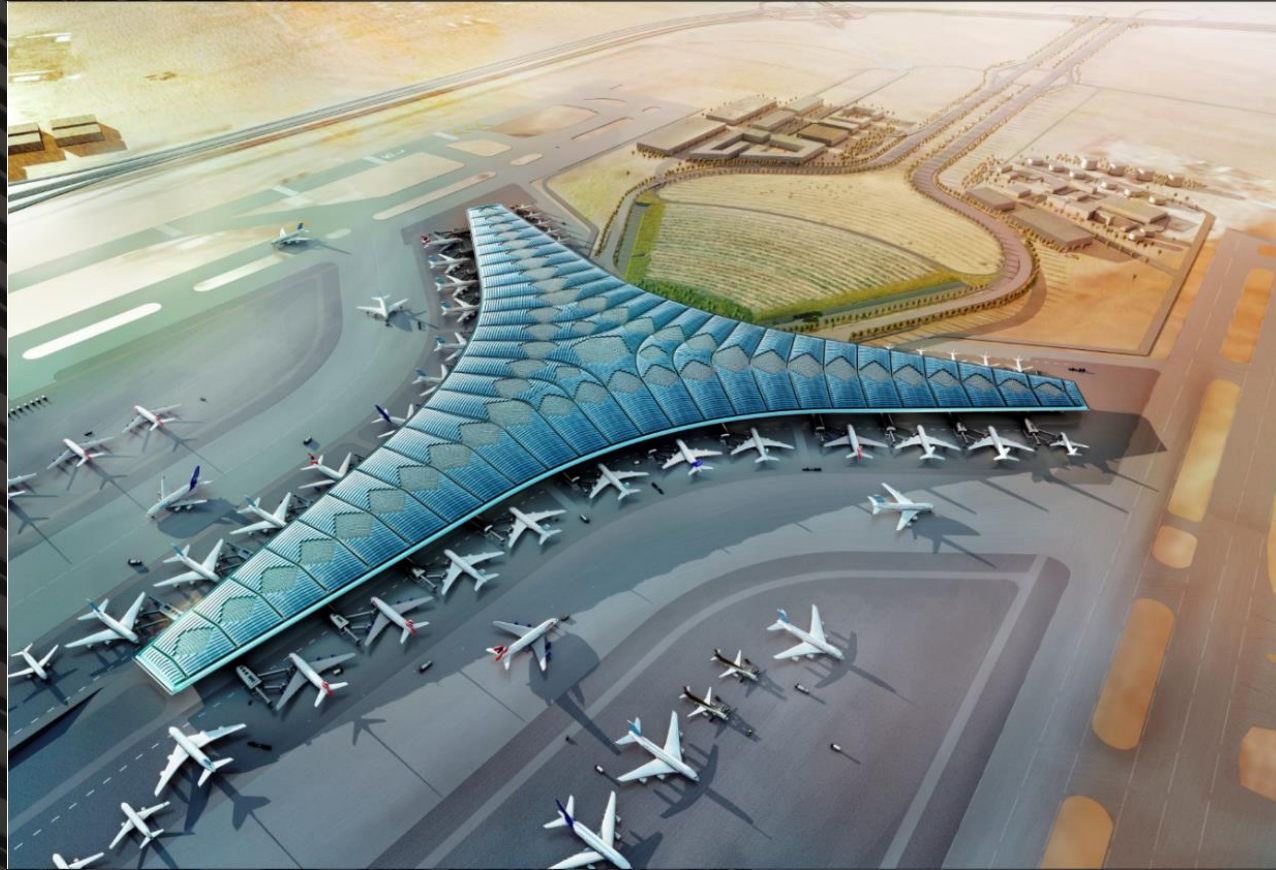
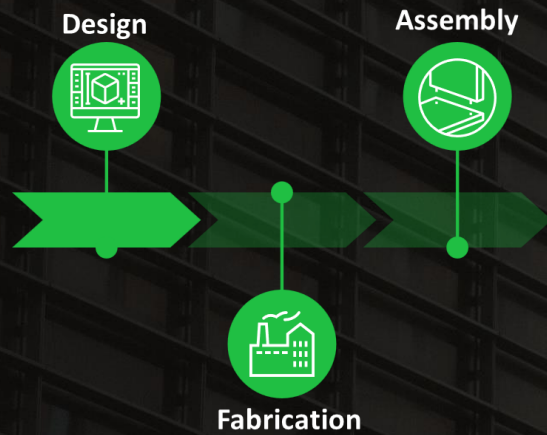
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Examples of Successful Application



BOS

XD HOUSE

Kuwait International Airport



BOS

XD
XD HOUSE

BOS

OFFSITE
EXPO

Western Sydney Airport



BOS

XD
XD HOUSE

BOS

OFFSITE
EXPO

Etihad Arena



BOS

XD
XD HOUSE

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BOS



XD HOUSE

BOS

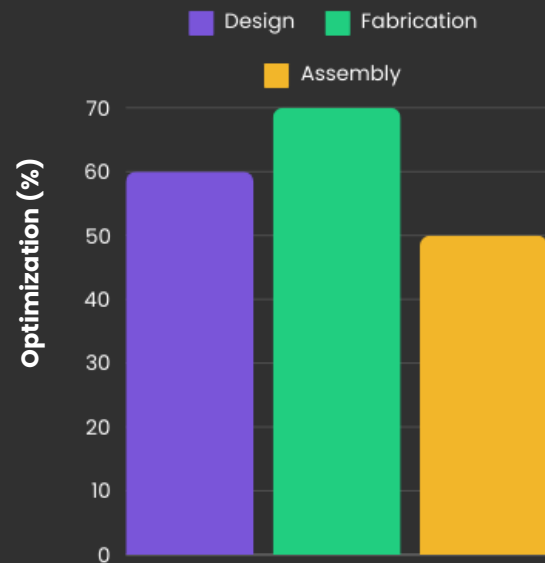
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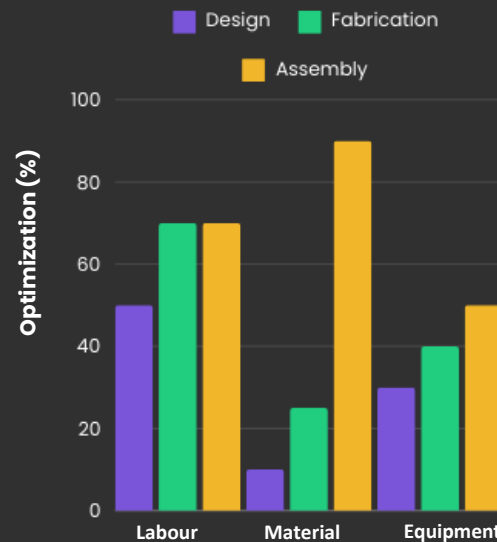


Resource, Productivity and Financial Savings

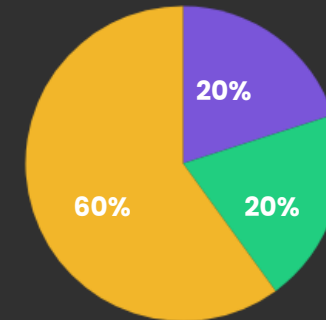
Productivity



Resources



Finances

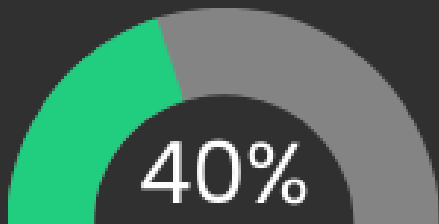


Design	20%
Fabrication	20%
Assembly	60%

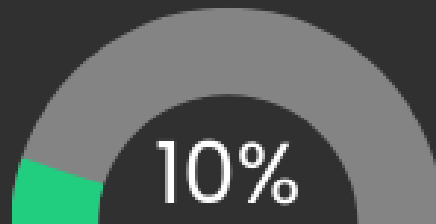
Construction Efficiency

BOS

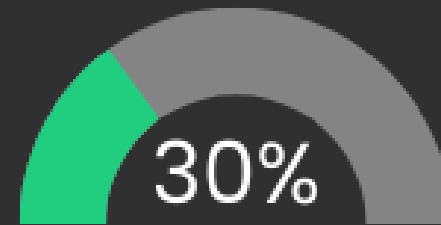
XD HOUSE



Reduced Carbon Footprint



**Reduced Emissions
(Whole Life Cycle)**



Reduced Energy Consumption

Reduced material waste through optimizing material use and ensuring precise calculations during the design phase

AI in Construction Automation

Ex: What is the expansion and the contraction for a standing seam sheet for a 78 m length

I want to use a ... , what can I use?

The expansion is...
The contraction is...

Give some recommendation on
links/products

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17-18 SEP 2024



‘Dragon’s Den Style’ Questions

Anas Ayoub

Founder and Digital
Construction Director

XD House

Megan Hughes

Digital Construction
Manager

XD House



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VIABILITY
SUSTAINABLE DEVELOPMENT OPTIMISED

BOS Innovation Hub Challenge FINALIST



Henry Mayell

Co-Founder and Chief Operating Officer
Viability (previously Hesti)



VIABILITY

SUSTAINABLE DEVELOPMENT OPTIMISED

Our Team



Henry Mayell
Co-founder & COO



Adrià Tarrida
Co-founder & CEO



Paul Higgs MRICS
Co-founder & Investor



Tom Nunn
Senior Software Engineer



Simon Pither
Data Lead



Brendan Hindle
Sales & Partnership Lead



Mouna Ichidou
Founders Associate



Accurately assess, optimise and de-risk property development projects *in seconds*

- Automatically assess the development viability of any site in the UK
- Combine accurate data with the methodologies of industry giants
- Run scenario analysis to evaluate Modern Methods of Construction
- Promote sustainable development with reduced embodied carbon

THE PROBLEM

Housing Crisis

370,000

New homes per year

Positive strides

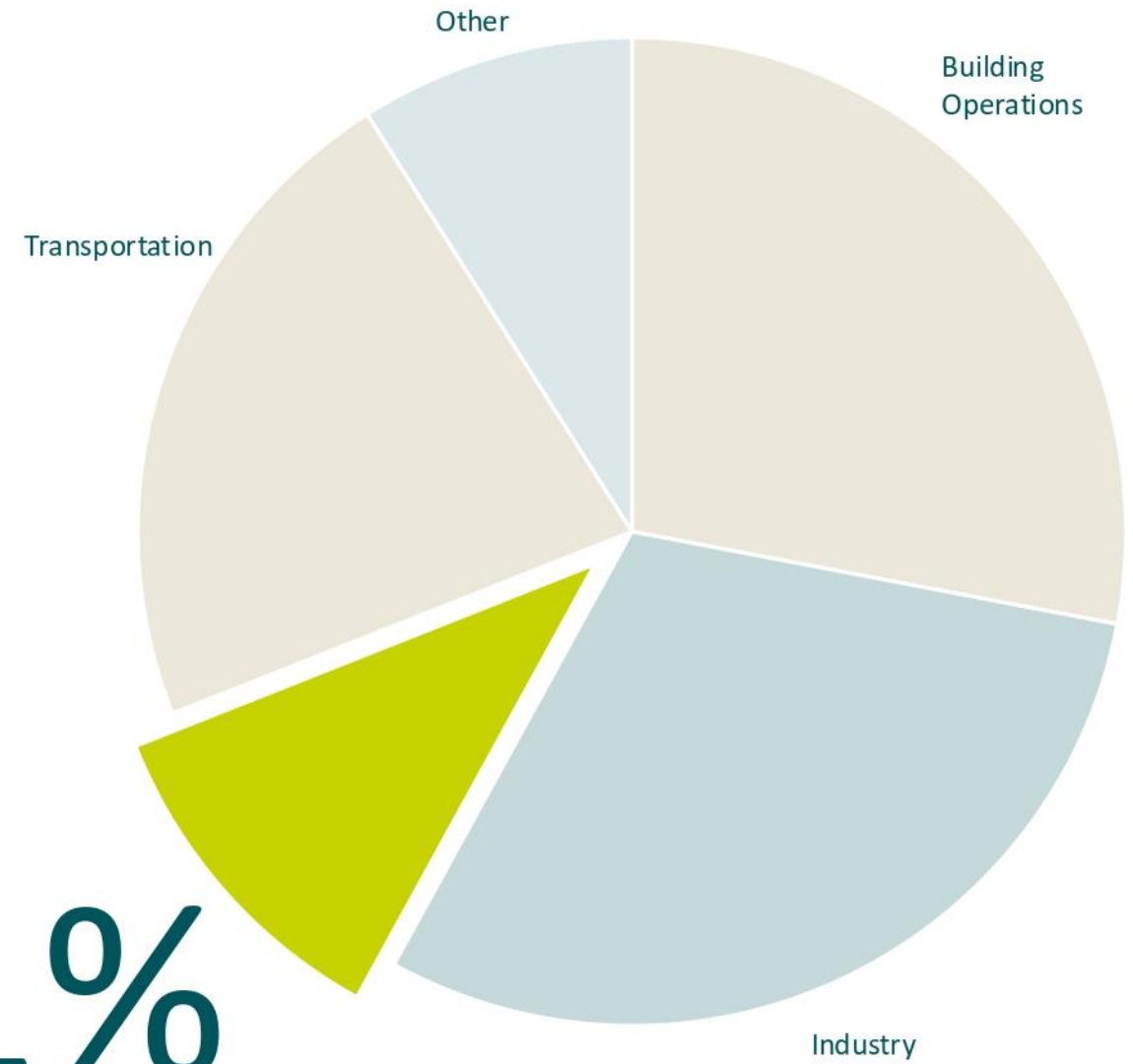
- Grey belt
- Revised targets
- Planning progress



Climate Crisis

If we build these homes using traditional methods of construction, we will use the entire UK carbon budget!

11%
Construction & Materials



THE PROBLEM

Modern Methods of Construction

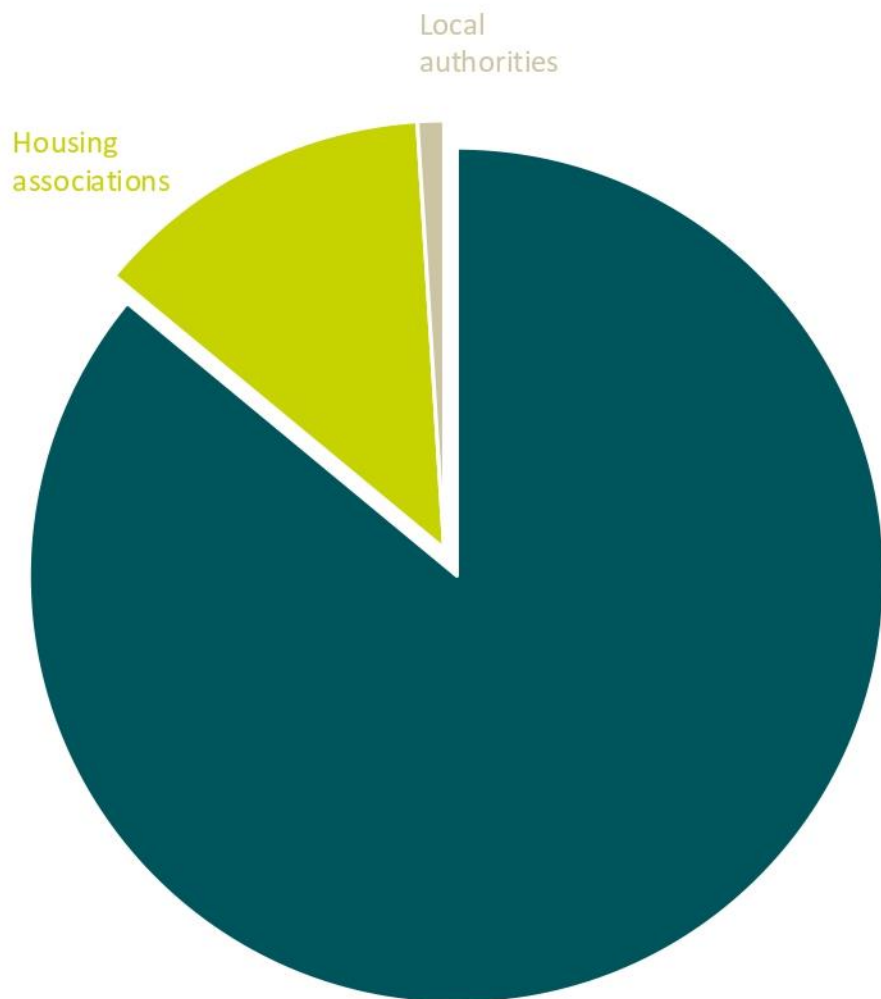
An industry developing innovative solutions that will be essential to delivering housing sustainably.

45% 30%

What's preventing widespread adoption?



THE PROBLEM



86%
Private sector

Financial Viability

Sites must be financially viable to operate a business, pay employees and secure financing.



Assessing development sites is incredibly complex

Time

- Gathering and analysing the critical information required to optimise potential, mitigate project risks and make the best land offers can take months.

Risk

- Abortive costs
- Fees

Viable opportunities are hard to come by

- Landowner expectations
- Affordable housing
- Biodiversity Net Gain
- Nutrient Neutrality, CIL, S106

Lack of time and resources to evaluate MMC

Unknowns

- Could MMC make this site viable?
- Will MMC increase costs and reduce profits?
- Which manufacturers could deliver a scheme like this?
- How do I compare like with like?
- What would the impact be on sustainability?



A software for the homebuilding industry



Developers



Land Agents



Housing Associations



Consultants & Architects

Site Identification

Identify and pre-empt risks and challenges and instantly decide whether a site has potential

Detailed Financial Modelling

Build detailed financial models with cashflow forecasting suitable for securing project finance

Instant Viability Assessments

Evaluate every possible development scenario and build methodology and optimise the use of any UK site

Evaluating Modern Methods of Construction

Instantly assess the impact of introducing modern construction methods and consider the best suited manufacturers to the scheme

Supporting the growth of offsite manufacturers

- Lead generation
- Building qualified pipelines
- Getting MMC in the conversation early
- Improving uptake

At no cost to the manufacturer



Working with industry leaders



**Natural
Building
Systems**



Business Model

B2B SaaS

- Subscription for the homebuilding industry to assess site viability
- Tiered subscription packages

Marketplace

- Connecting manufacturers with developers
- No cost to the manufacturer
- Introduction fee for successful deals

Cashflow

Ashworth Road

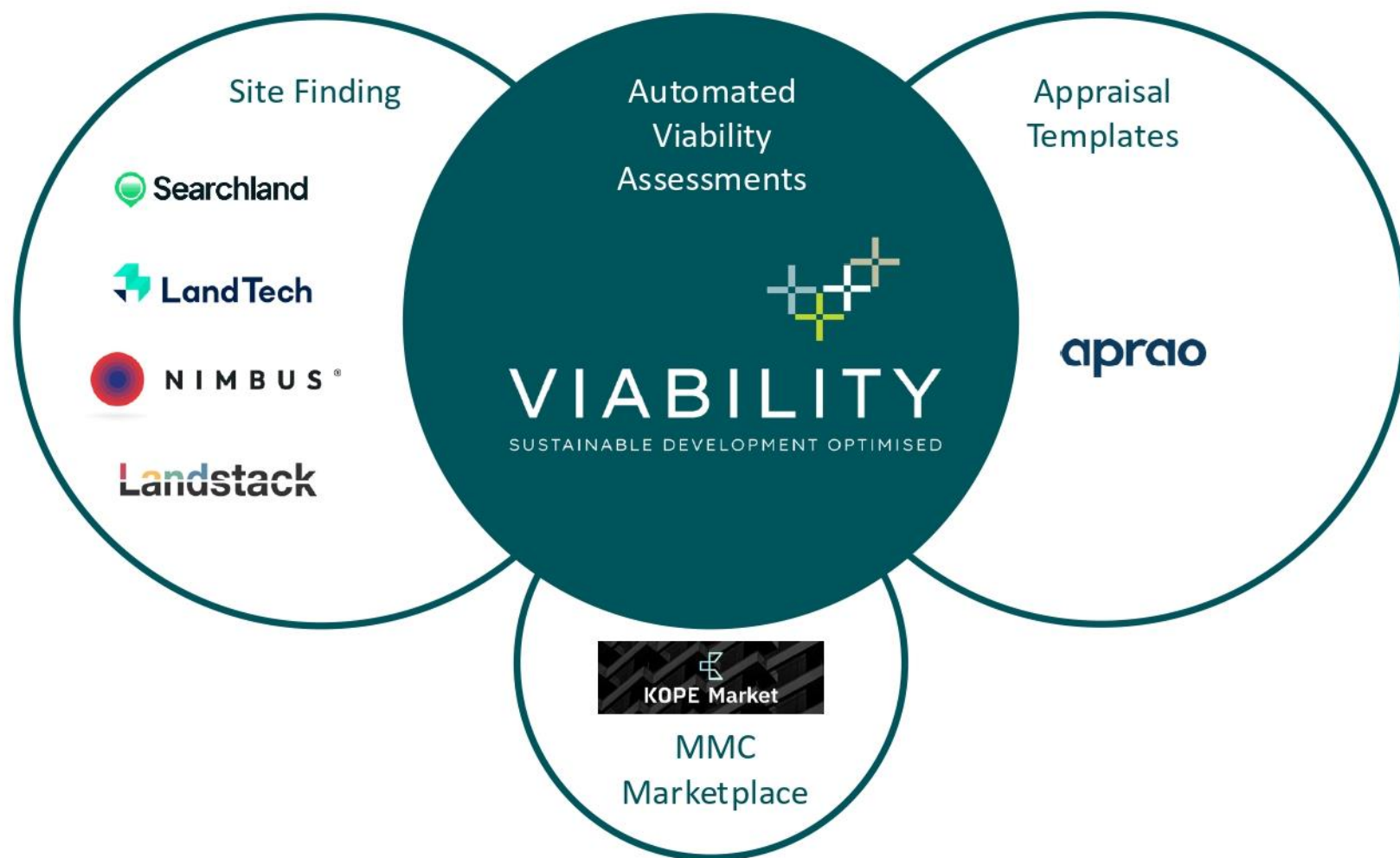
Use the Binary Tab to edit your cashflow ☐ Binary ☒ Percentage ☐ £'s

Sales Period: 6.33 Months

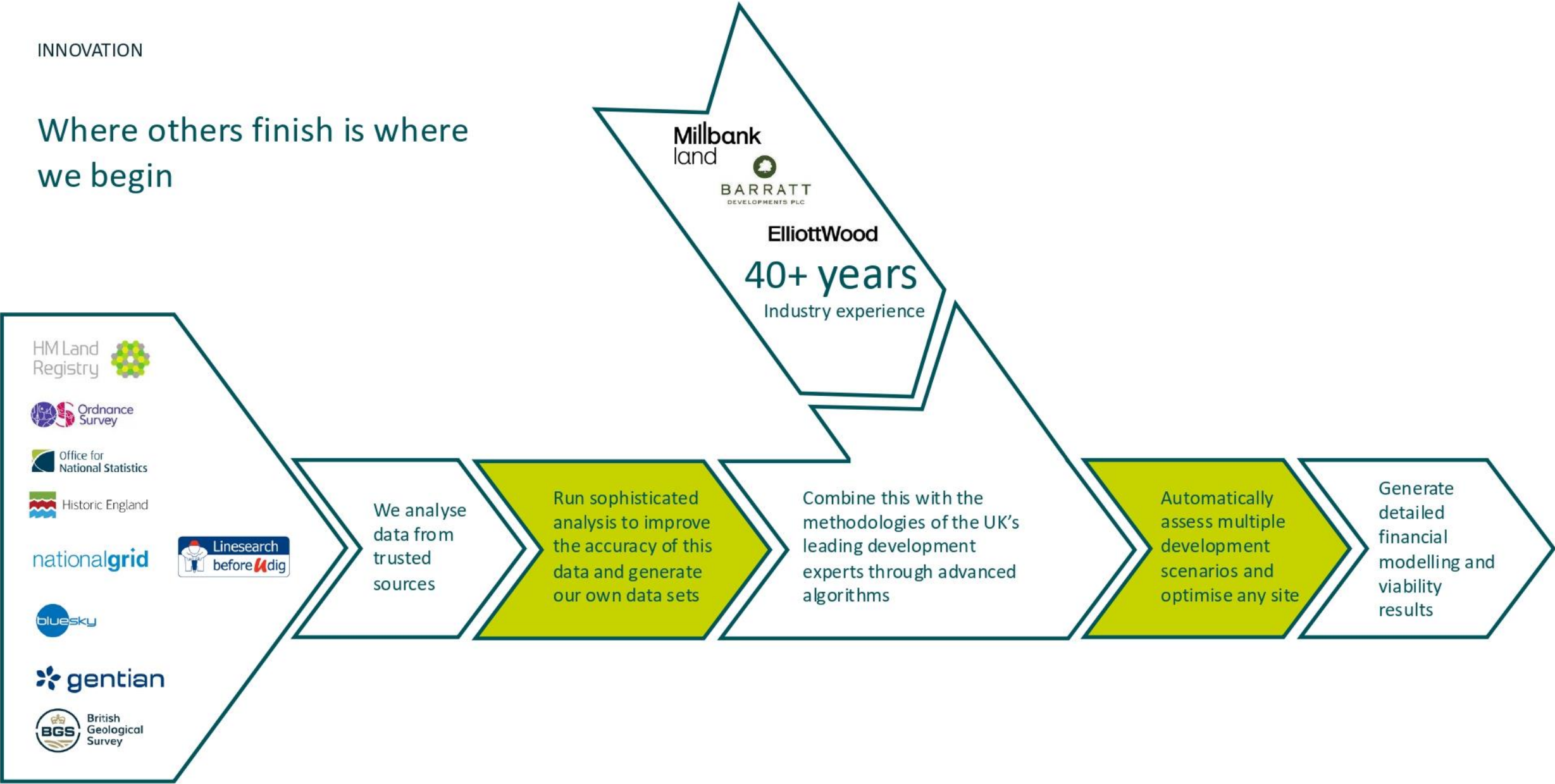
	1/1/25	1/2/25	1/3/25	1/4/25	1/5/25	1/2/25	1/6/25	1/7/25
Beginning Period	1/1/25	28/2/25	31/3/25	30/4/25	31/5/25	31/7/25	31/8/25	30/9/25
Investment Period	31/01/25	28/2/25	31/3/25	30/4/25	31/5/25	31/7/25	31/8/25	30/9/25
End Period	0	0.08	0.08	0.08	0.08	0.08	0.08	0.08
Annualised Period	1	2	3	4	5	6	7	8
Months								
Stage	Total	Development	Development	Development	Development	Development	Sales	Sales
Sales								
Private Residential	£2,997,744						16.7%	16.7%
Affordable (Intermediate)	£0		25.0%	7.5%	7.5%	7.5%	7.5%	7.5%
Affordable (Social Rent)	£733,964		25.0%	7.5%	7.5%	7.5%	7.5%	7.5%
Residential Refurbishments	£0							
Commercial	£0							
Less								
Sales Agent Fee	£55,976		100.0%					
Sales Legal Fee	£18,659		100.0%					
Refinance								
Private Residential	£0							
Affordable (Intermediate)	£0							
Affordable (Social Rent)	£0							
Residential Refurbishments	£0							
Commercial	£0							
Acquisition Cost								
Purchase Price	£517,902		100.0%					
Stamp Duty	£13,395		100.0%					
Introduction Fee	£0		100.0%					



Competition

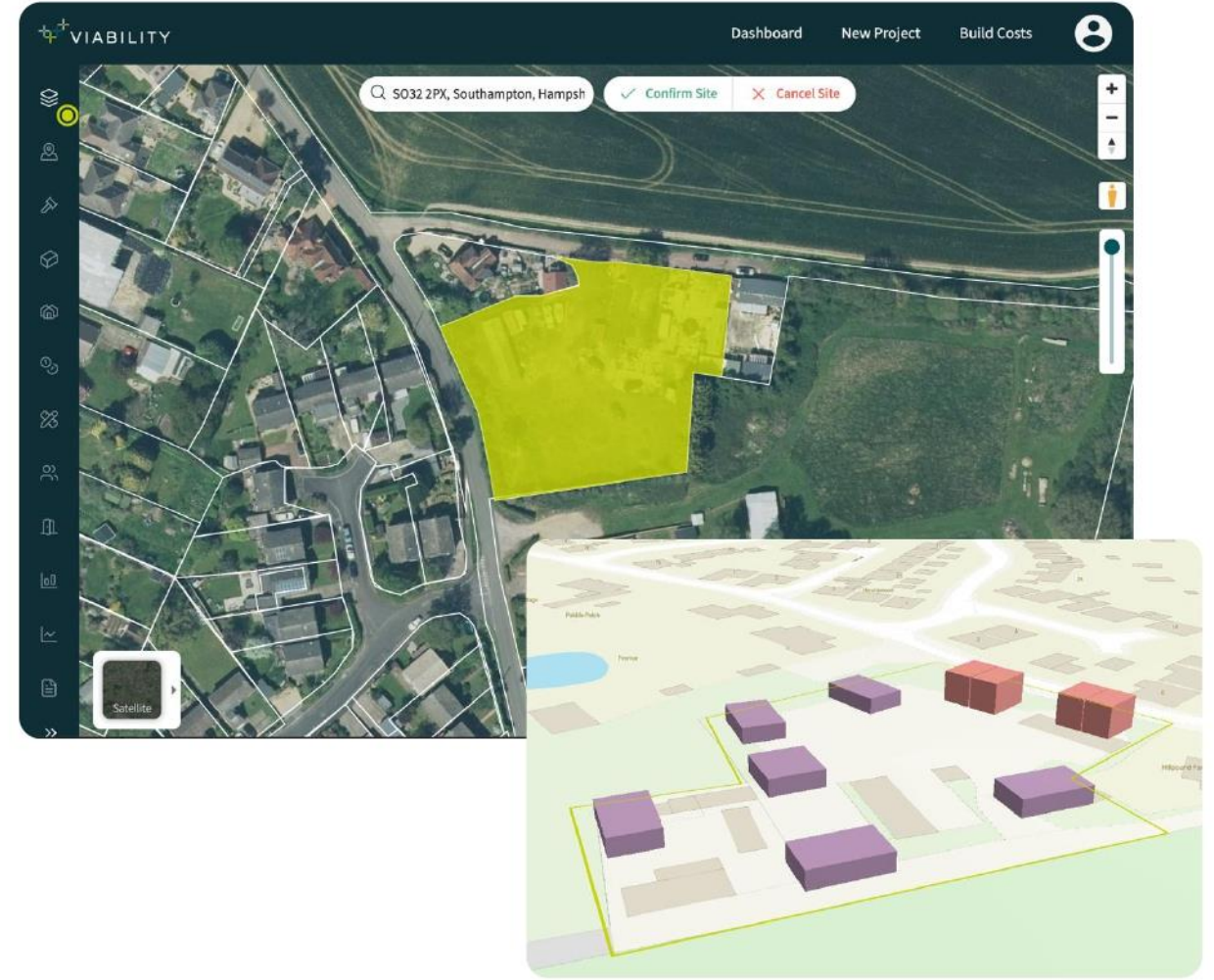


Where others finish is where we begin



Identify any site in the UK and answer the questions it takes months to assess manually

- What are the site constraints?
- What's the best mix of house types and sizes?
- What does a policy compliant scheme look like?
- Which offsite manufacturers would suit this project?
- What would be the impact on Viability of adopting MMC?



Funding

We've raised £535,000

- VC backed
- Innovate UK funding



Incubators and Accelerators

- The business was founded on the Carbon13 Venture Launchpad
- We have completed the Geovation Accelerator run by the Land Registry and Ordnance Survey
- We have completed the Inc accelerator run by the Aster Housing Association



Endorsed by our early users

“With Viability, I was able to run a full viability analysis for a site I was familiar with in minutes. It would have taken me at least a day or two and was happy to find the results were really accurate”

Oliver Watkins, Land Director
BEAUFORT HOMES



Henry Mayell

henry@viability.site



Sign up and
try for free



www.viability.site

SUSTAINABLE DEVELOPMENT OPTIMISED



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‘Dragon’s Den Style’ Questions



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Viability (previously Hesti)

Innovative and impactful solutions that have the potential to shape the future of sustainable construction



Dave Roberts
Coventry University



Samantha Ferneley
Vista Insurance



Joanne Bridges
Bridges Communications



Keith Blanshard
BUILDOFFSITE

Which pitch offers the most innovative and impactful solution that has the potential to shape the future of sustainable construction?

Scan the QR code to cast your vote!

BOS INNOVATION HUB
CHALLENGE



Innovative and impactful solutions that have the potential to shape the future of sustainable construction

And the winner is...

BOS Innovation Hub Challenge WINNER

abode
INDUSTRIES



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17.09.2024

International best practice

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#OffsiteSummit | #CollaboratingForImpact

