



**BUILDOFFSITE**  
COLLABORATING FOR IMPACT

# THE BUILDOFFSITE MANIFESTO 2025-2030

## Introduction

Founded in **2004**, **BUILDOFFSITE's** mission was to promote, support and increase the construction industrialisation via the adoption of offsite methodologies and pre-manufactured solutions across the built environment. We brought the industry together, provided impartial advice and promoted innovative and collaborative ways of working across our diverse network including professional bodies, universities, government agencies and the wider industry sector.

**BUILDOFFSITE** has played its part in encouraging greater adoption and 'normalising' industrial, offsite, and **Modern Methods of Construction (MMC)**. However, work still needs to be done to enable greater project delivery at scale, and ensure barriers are overcome, to achieve this goal for the benefit of our members, the industry and society as a whole.

Working with our membership, wider network and key industry stakeholders, and partners, we will continue to foster positive transformation and impact through collaboration.

This **vision** can only be delivered through clear direction and objectives in all activity we undertake; both internally and with, and on behalf of, our members and collaborators.

To achieve this, we are publishing a new 5-year Manifesto, with priority asks for Government and setting out new pledges (Pillars) for breaking down more barriers and delivering change. These objectives will drive all activity we undertake and will be reviewed by members on an annual basis.

**BUILDOFFSITE** will continue to identify misconceptions and other barriers to the increased adoption of offsite. **Our goal** is to work with members and key industry stakeholders to ensure these barriers are overcome, good practice solutions identified, and offsite construction normalised.





## 01

## Measures that drive demand for offsite at scale, leading to increased pipeline visibility

## Collaborative frameworks and partnerships at the heart of deploying performance specifications

Driven by BUILDOFFSITE's guidance, various forms of partnerships, frameworks, contracts and behaviours could be changed to encourage immediate access to frameworks and long-term contracts. This could create more impactful collaboration on improving performance and capacity, refining procurement and contracting models based on an outcome-based approach focused on value, performance and sustainability.





# O2

## EMBEDDING SUSTAINABILITY AND DRIVING NET ZERO CARBON

### Incentives for Sustainable Building

Fiscal financial incentives for carbon reduction tailored to offsite methods are critical for improving carbon value, especially for those in the industry working towards PAS 2080 accreditation. These will support the offsite sector in delivering measurable carbon savings in line with the UK's net-zero ambitions.

### More funding for scaling-up (including low carbon innovations)

Scaling up low carbon innovations will make a significant impact on driving net zero carbon. This will probably require some flexibility in repayment scheduling but would enable businesses to develop without having to dilute their ownership structure and potential impact on cash flow.



# O3

## DELIVERING DIGITAL TRANSFORMATION

### Funding and policy support for further technological integration

Fiscal credits or innovation funding would support digital integration and improve productivity within offsite businesses. This will help bridge technology gaps and accelerate the adoption of advanced manufacturing technologies, driving productivity. Further digital transformation could be achieved by industry wide adoption of the 'Digital kit-of-Parts' to enable significant progress in delivering more technologically integrated homes in the low-rise housing sector.





# 04

## INCENTIVISING QUALITY ASSURANCE AND SETTING ROBUST STANDARDS

### Incentives for Sustainable Building Solutions

Uncertainty about quality and warranties, in particular in relation to fire safety performance, reinforces the need for evidence-based assessments. BUILDOFFSITE advocates uniform accreditation standards that allow manufacturers and other suppliers to meet consistent quality and compliance expectations. Build Offsite Property Assurance Scheme (BOPAS) was set up in 2013 by BUILDOFFSITE. It is one of the accreditation schemes available in the housing market to address concerns about lack of assurance. Seeking accreditation should be incentivised.

### Updates of more robust standards

The use of technology agnostic, performance specifications rather than prescriptive specifications and the creation and use of more standardised interfaces will enable the industry to develop inter-operable modules and other products. This could lead to significant efficiency gains and boost industry confidence. Some of this is being driven by PAS 8700 and the BSI committee CB/301, which is supported by BOS and is mirroring the ISO committee that is currently updating ISO

### The continued development of open “platform” based standardisation

This will reduce unnecessary variety. Developing and using standardisation for inter-operability in procurement specifications and order pipeline forecasts would allow analysts to identify markets which are worth investing in for product and manufacturing development.

### Further roll out of standardisation across sectors

Kitchens and bathrooms are often standardised. Consider and encourage the use of more standardised specifications and/or designs to enable manufacturers to progress down the cost learning curve through competition in the knowledge that there will be opportunities to deliver multiple similar products for all types of projects and developments.



# O5

## VALUE BASED PROCUREMENT

### **A holistic, value-based, approach**

The whole life cost and carbon performance of buildings should be considered holistically, rather than having separate procurement models for construction and operations. Opportunities for 100 years or indefinite life (not just 2 x 30-year mortgage spans) need to be taken and warranted by assurance schemes. As construction materials become scarce, more consideration should be given to retrofit, refurbishment, low carbon materials and reuse of materials. Utilising offsite and MMC with imagination and innovation is an ideal match for retrofitting and refurbishment projects.

### **Building Regulations revisions**

This would help to drive standardisation and reduce development costs for SMEs. The Government should legislate for embodied carbon to be calculated as part of the process. Lessons could also be learned from the approach used by the Singapore Building Construction Authority, which implements a "type" approval process for high rise volumetric modular residential developments. Construction cannot commence until type approval is confirmed.

### **Development of planning tools to help assess and encourage the adoption of offsite construction**

This will reduce unnecessary variety. Developing and using standardisation for inter-operability in procurement specifications and order pipeline forecasts would allow analysts to identify markets which are worth investing in for product and manufacturing development.





# O6

## DEVELOPING WORKFORCE INITIATIVE WITH OFFSITE SPECIFIC TRAINING

### Professional skills development and training

There is a chronic lack of skills in our sector. A government-backed workforce development initiative that includes offsite-specific training programmes could ensure a future-ready workforce. This could include partnerships with educational institutions to foster skills in modular design and prefabrication techniques. DfMA is the enabler of MMC and offsite, so these institutions need to provide teachers and students with additional training, develop professional qualifications for multi-skilled practitioners managing offsite manufacturing and onsite processes as well as ensure CPD programmes are put in place. The Government also needs to encourage the building site to become a production assembly plant rather than a construction site.

### Appointment and training of MMC advisers

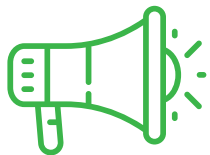
Buildoffsite supports the recommendation that an MMC assessment is carried out for every major project in the manner set out in the government's MMC Guidance Note (September 2022). The MMC advisor with intimate knowledge of offsite and pre-manufacturing benefits and challenges who can provide impartial advice.



# THE FOUR PILLARS

Influence

O1



Demonstrate evidence of  
good practice

O2



Build insight and knowledge

O3



Collaborate for Impact

O4





# 01

## Influence



BUILDOFFSITE will continue to inform and influence policy. Through contributing to standards development, delivering evidence-based guidance, and strengthening relationships with policy makers, we pledge to help shape and inform the current and future conversations, and decisions around offsite construction and the built environment. We will strategically engage members in this influencing activity for the benefit of the wider network.

BUILDOFFSITE will specifically engage with the UK Government and Parliament on behalf of, and with our members, to ensure the required level of support is available for the increased adoption and growth of offsite and pre-manufactured solutions at scale. The presumption in favour of offsite, and the commitments made by various government departments to increase the use of offsite solutions in their portfolio, provides potential to unlock wider investment in the sector. However, we want to ensure this remains a permanent and growing transformation within Government and wider public sector estates

# 02

## Demonstrate evidence of good practice



BUILDOFFSITE will work to inform client decision making, both public and private, across multiple sectors. Through our Client Group, we will ensure their requirements, and the solutions that the offsite supply chain can bring, are linked together to drive optimum results for the industry. Through research, knowledge transfer, and innovative networking we will continue to facilitate conversations with clients that will present increased and better solutions for their projects, and more opportunities for the offsite supply chain.

BUILDOFFSITE will continue to inform clients and other key stakeholders of the benefits of the offsite sector by demonstrating evidence of good practice. Through providing guidance and reporting this evidence BUILDOFFSITE will help shape the future of the sector and can be used to help enable the increased adoption and success of offsite solutions and methodology.

We will continue our long-standing history of delivering industry beneficial research and reportage, underpinned by the collective knowledge of our Client Group and the newly formed Built Environment

## **O3** Build insight and knowledge



BUILDOFFSITE will provide insight and knowledge on the offsite sector. Through our site visits, webinar, and exhibition programme, we will ensure that all aspects of industry improve awareness and understanding of the key trends, information and opportunities that are shaping the sector. We will provide a voice and platform for our members and industry stakeholders to comment and discuss the factors that are influencing offsite and enable debate and conversation both with and for our members. Through our renewed focus on research and industry events we will enable the development and dissemination of current and future thinking and knowledge.

## **O4** Collaborate for Impact



Two member groups will work together to deliver the key goals set out in this document and determined, from time to time, via membership consultation. They will also react to construction sector changes and demands.

The Client Group will provide direction on policy and research topics.

The Built Environment Working Group (BEWG) will maximise the impact of our efforts and shape priorities for lobbying and influencing policy across the construction industry. The role of the BEWG is to support clients, contractors, manufacturers, and product suppliers participating in the delivery of buildings and infrastructure by providing advice to enable a shift to greater use of pre-manufacturing. The group will respond to differing demands of residential, social infrastructure, commercial, utilities and transport infrastructure sectors via separate Focus Working Groups. Activities will range from submissions to Government and Parliament to hosting events and site visits and facilitating the development of guidance and standards. Its terms are in annex 2 of this Manifesto.

The BEWG, with the support of the Client Group, will be key to the delivery of the goals set out in this document. Underpinning the work of these groups will be an emphasis on interaction, collaboration, innovation and problem-solving and we will seek to encourage this across sectors and disciplines.

Through collaboration, knowledge sharing, or the production of research and guidance, Sector Focus Groups will deliver outputs and impacts; to benefit members' own business objectives, the Client Group, other BUILDOFFSITE members, and the wider offsite industry.

➤ **Submissions to Government and Parliament**

➤ **Identifying topics for BOS research and themed webinars**

➤ **Producing sector specific research and guidance**

➤ **Facilitating solution-focused webinars, site visits, seminars, and workshops**

➤ **Developing reportage to address barriers and challenge perceptions**

➤ **Analysing, publishing, and disseminating case studies**

➤ **Educating and informing clients and the wider sector on innovative solutions.**