

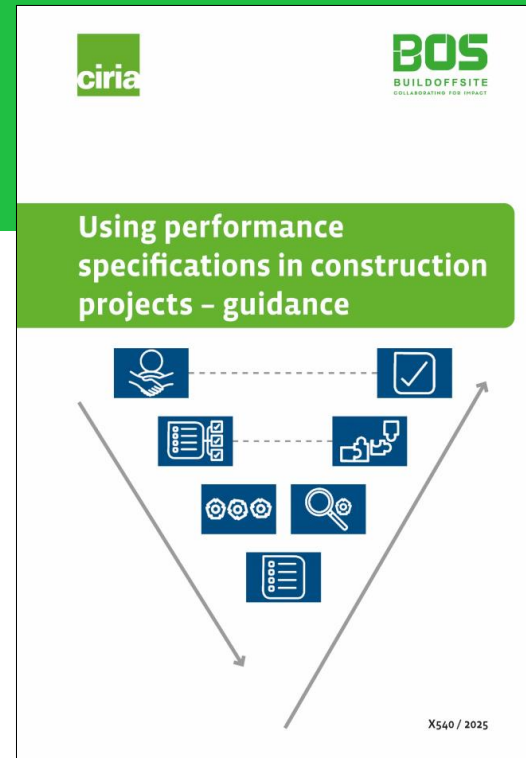
Reducing barriers to MMC – new CIRIA/BOS guidance

1 July 2025

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#PerformanceSpecifications

#OffsiteManufacturing #MMC

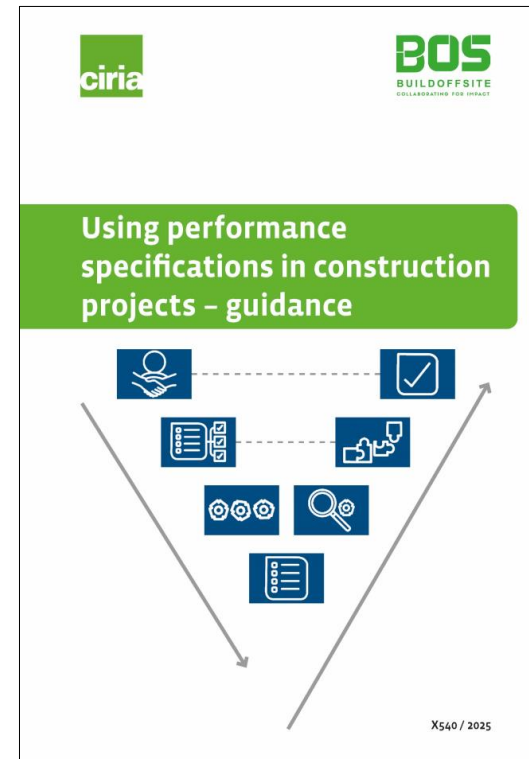


Client perspective



Calum Barrett

Head of Construction Engineering & Assurance
Transport for London and
Director, Temporary Works forum



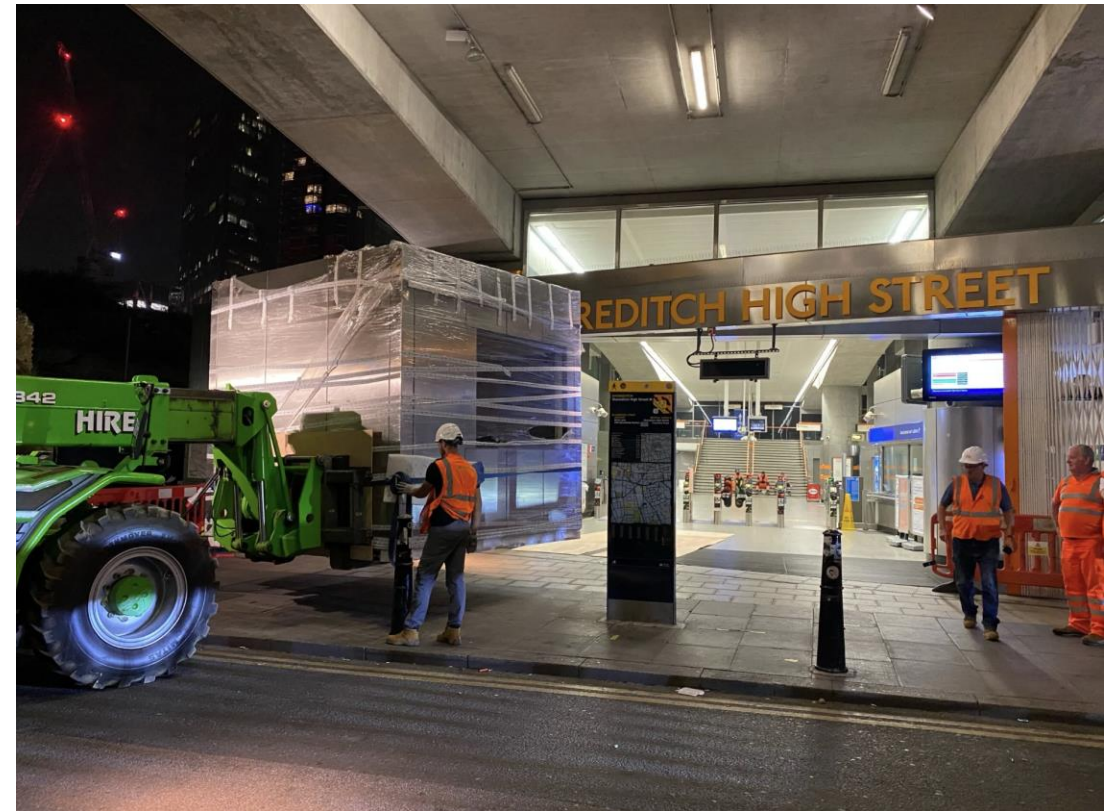
Why MMC Matters Now

- Labour shortages, net zero targets, and productivity pressures.
- MMC = better, faster, greener delivery.
- Industry collaboration is key to scale adoption.



Our Role as Clients

- Define briefs, set outcomes, and shape procurement.
- Shift from prescriptive to performance-based specifications.
- Set expectations around innovation, sustainability, and whole-life asset costs.



Benefits of MMC Adoption



- Faster delivery through offsite construction.
- Higher quality and reduced rework.
- Safer and more controlled environments.
- Enhanced environmental and social value outcomes.

Shared Challenges to Overcome



- Resistance to change across organisations.
- Gaps in regulation and certification.
- Focus on upfront costs over lifecycle value.
- Lack of performance benchmarks.

Enabling MMC Through Performance Specs



- Outcome-driven briefs enable innovation.
- Level playing field for MMC and traditional methods.
- Flexibility for the supply chain to propose best-fit solutions.

Procurement & Investment Alignment



- Embed MMC value (LCC, carbon, social impact) in business cases.
- Embrace value-based procurement (in line with Procurement Act 2023).
- Recognise and reward MMC capability in tenders.

Early Collaboration for Success

- Choose MMC-friendly delivery models early.
- Identify projects suited to modular or standardised approaches.
- Engage MMC experts at the start of project development.



The Power of Standardisation



- Kit-of-parts approach = scalable, efficient delivery.
- Helps suppliers invest with confidence.
- Well suited for sectors like rail, water, housing, and healthcare.

Managing Change & Risk Together



- Late changes increase cost and delay.
- Use systems engineering for structured change control.
- Build early assurance and certification into delivery models.

Evolving Organisational Practices



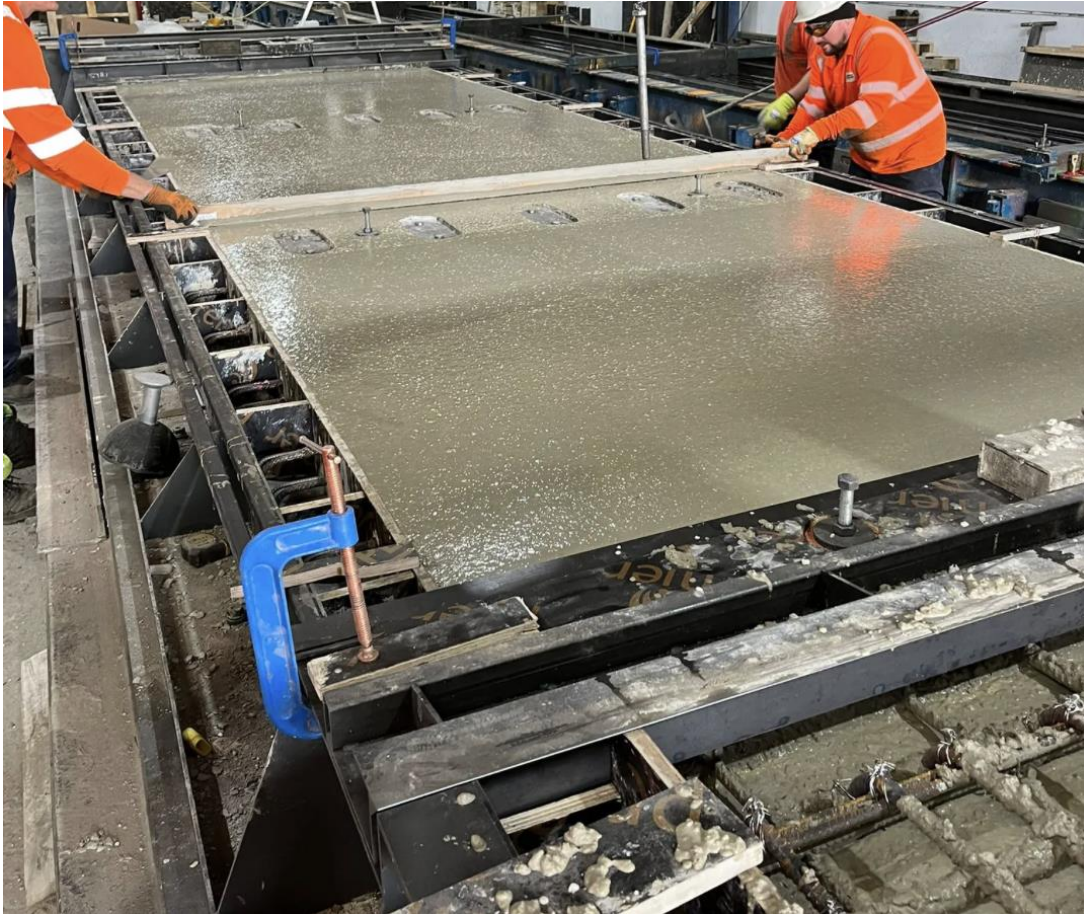
- Update governance to reflect MMC strategies.
- Improve data sharing and benchmarking.
- Leverage collaborative tools — buying clubs, shared platforms.

Regulatory & Assurance Alignment



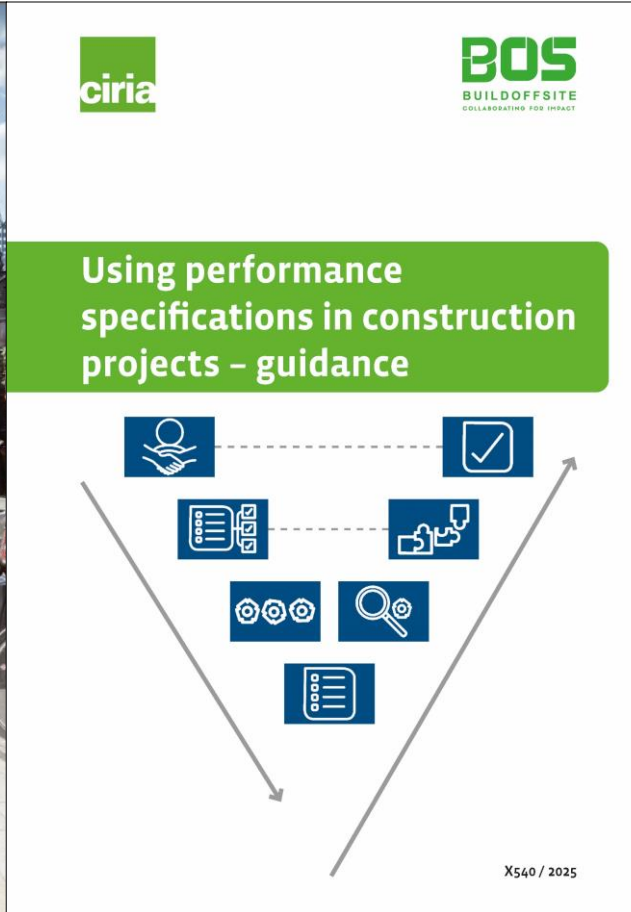
- Work together to address regulatory misalignments.
- Partner early with regulators, certifiers, and insurers.
- Align project timelines with approval pathways.

What We Need From Industry



- Co-develop performance-based specs.
- Demonstrate MMC value through case studies and data.
- Align supply capabilities to demand signals.
- Invest in innovation and long-term partnerships.

Moving Forward Together



- Collaborate to scale MMC nationally.
- Build resilient, high-performing supply chains.
- Deliver sustainable, value-driven outcomes.

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