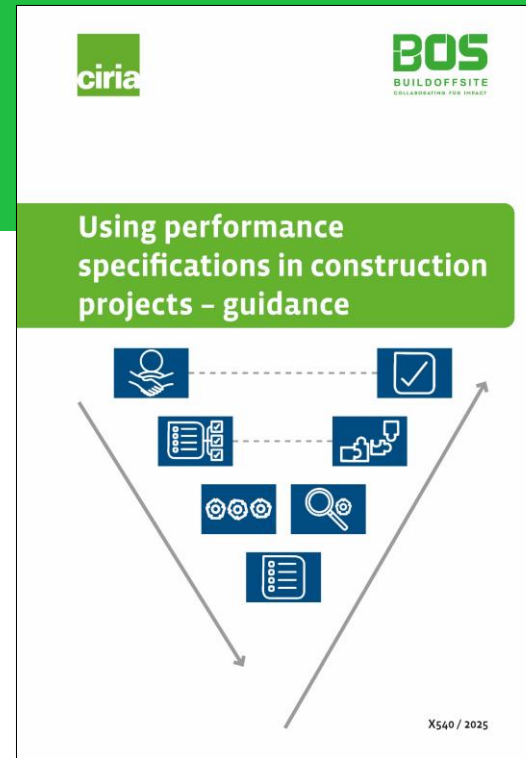


Reducing barriers to MMC – new CIRIA/BOS guidance

1 July 2025

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#OffsiteManufacturing #MMC

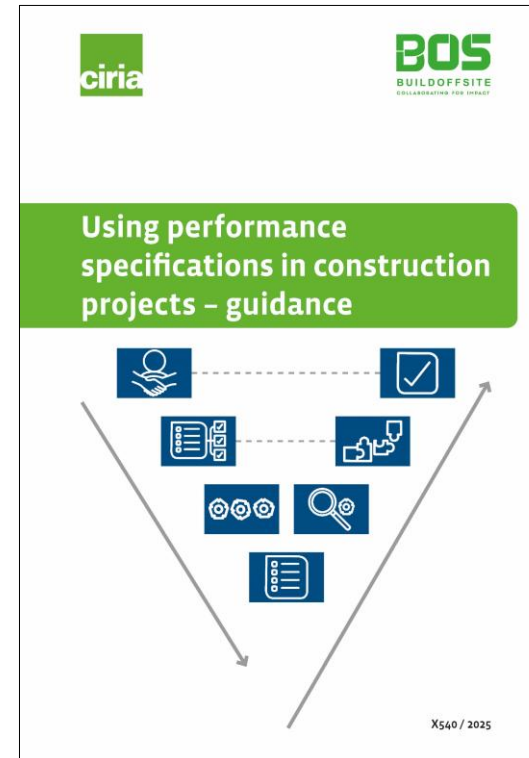


Manufacturer perspective



David Johnson

Director of Pre-Construction UK
Volumetric Building Companies



Introduction

Who am I?

Objectives today

The guidance

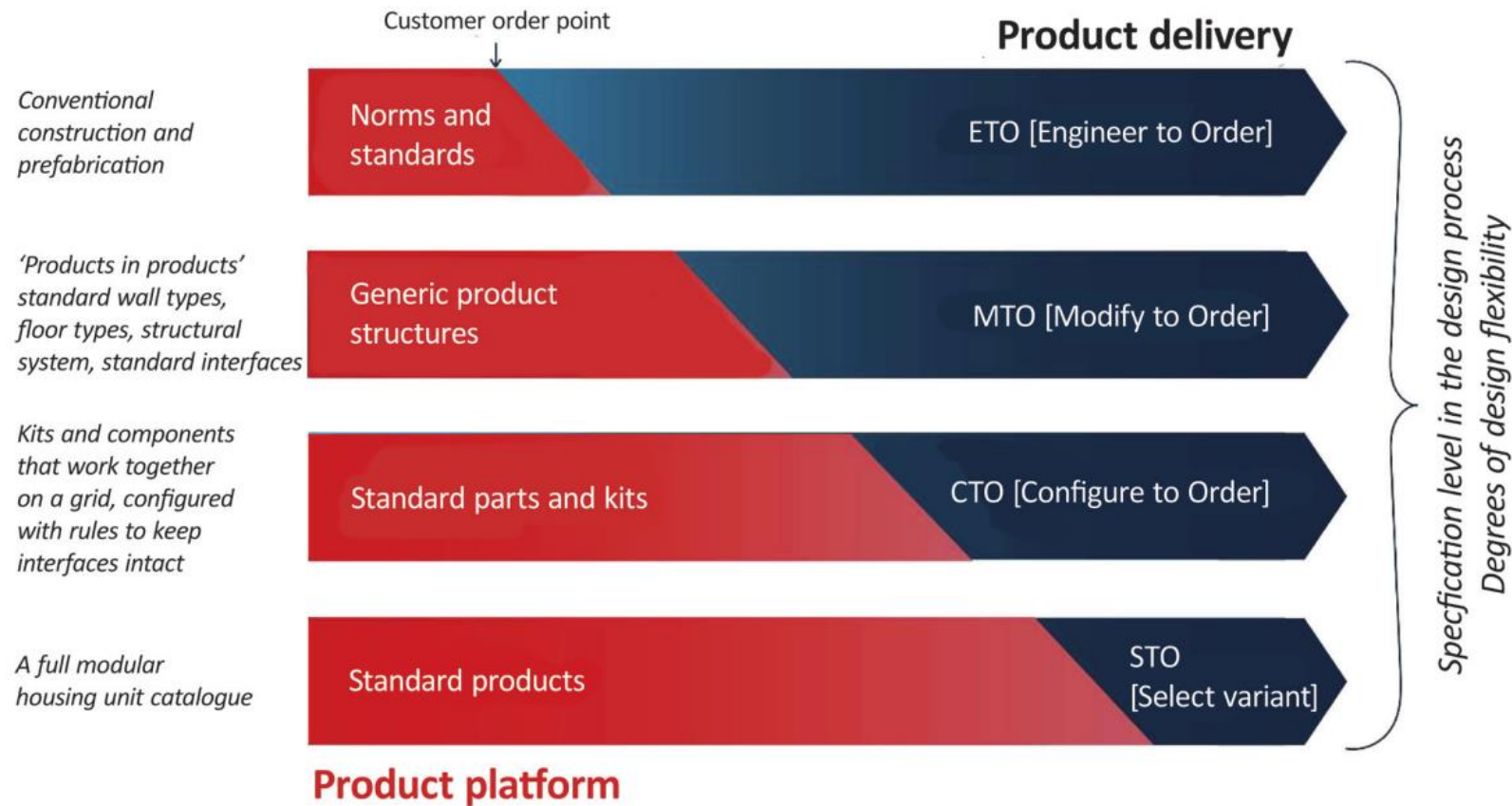
Introduction

UK build process

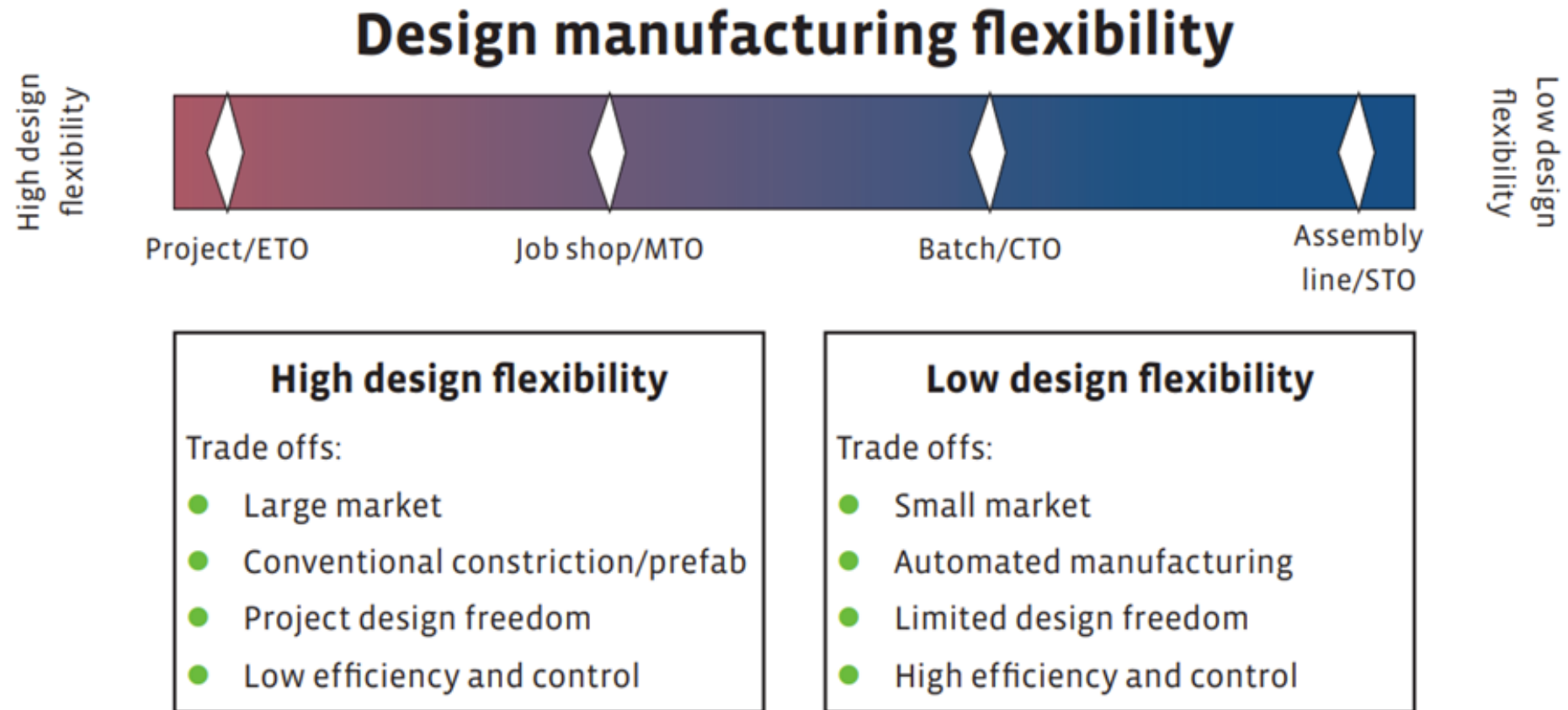
Why MMC?

A common language

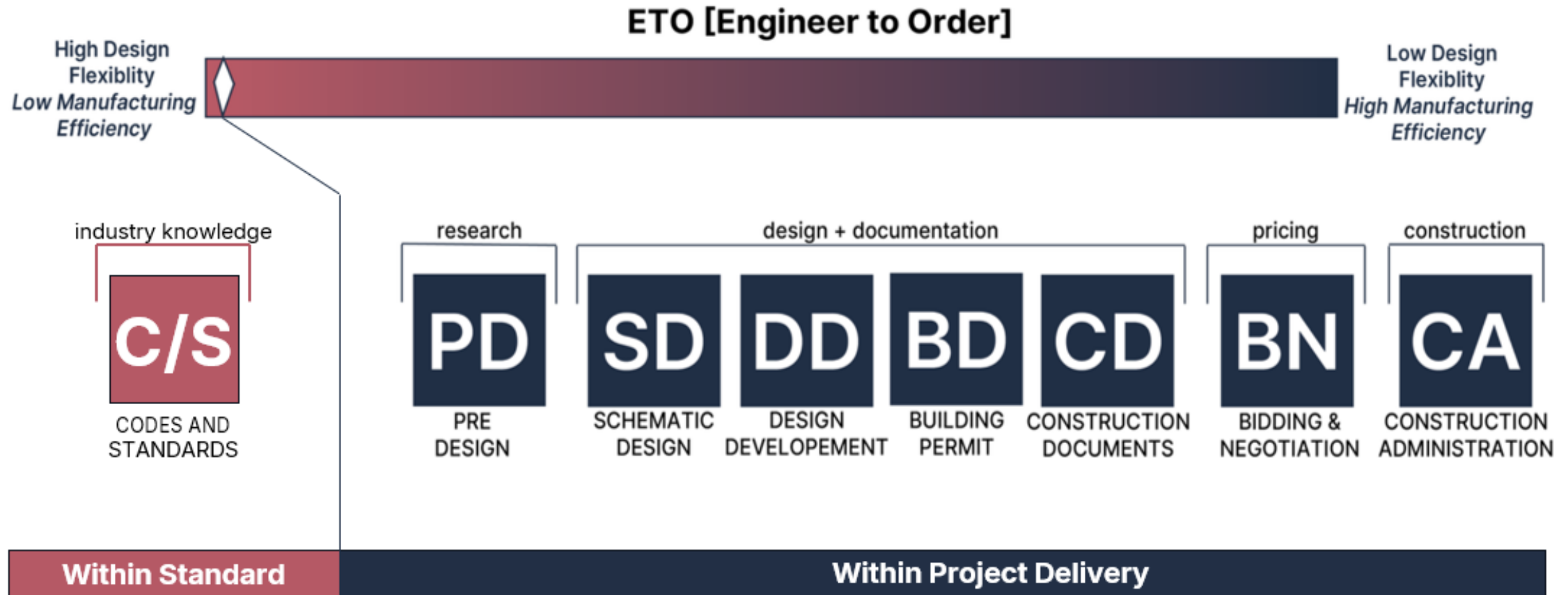
Delivery Models



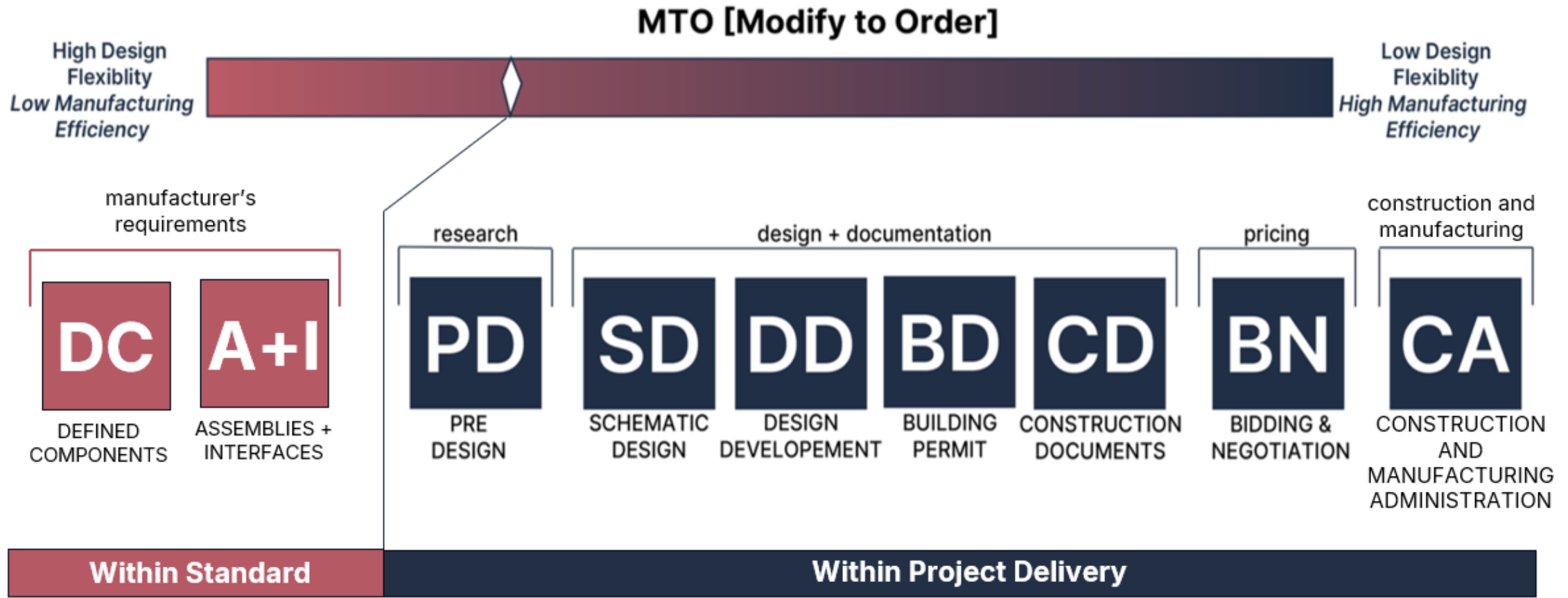
Design Manufacturing Flexibility



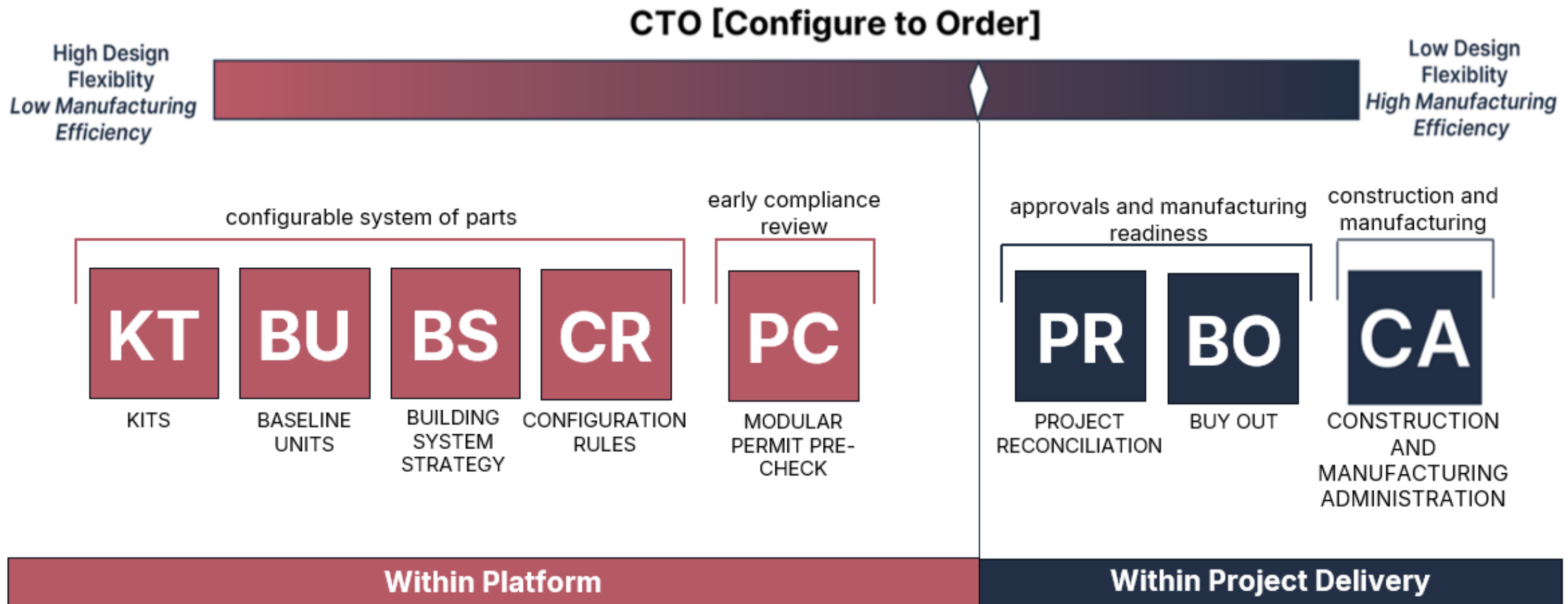
Model 1: Engineer to Order (ETO)



Model 2: Modify to Order (MTO)



Model 3: Configure to Order (CTO)



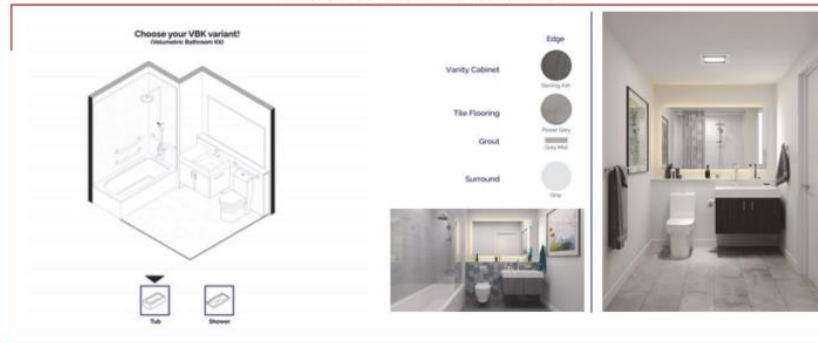
Model 3: Configure to Order (CTO)

configurable
system of parts

KT

KITS

develop kits and build in customer choice



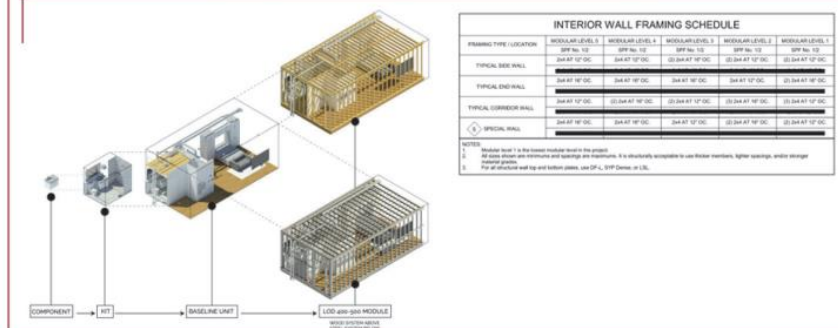
Within CTO Platform

coordinated structural and MEP systems with baseline units

configurable
system of parts

BS

BUILDING SYSTEM
STRATEGY



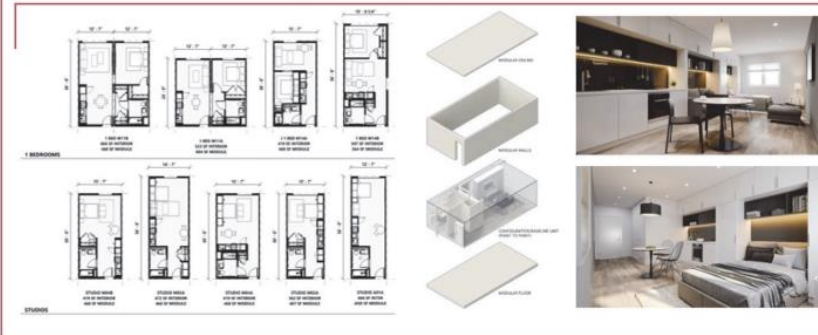
Within CTO Platform

configurable
system of parts

BU

BASELINE
UNITS

baseline units still have customer choice



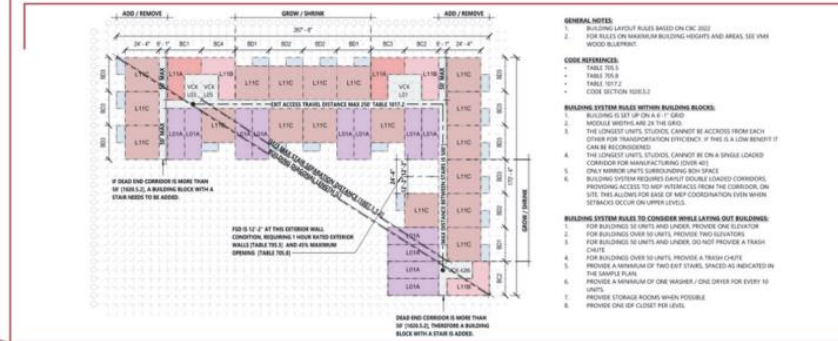
Within CTO Platform

configurable
system of parts

CR

CONFIGURABLE
RULES

base modularity and ratios



Within CTO Platform

Model 4: Select Variant (STO)

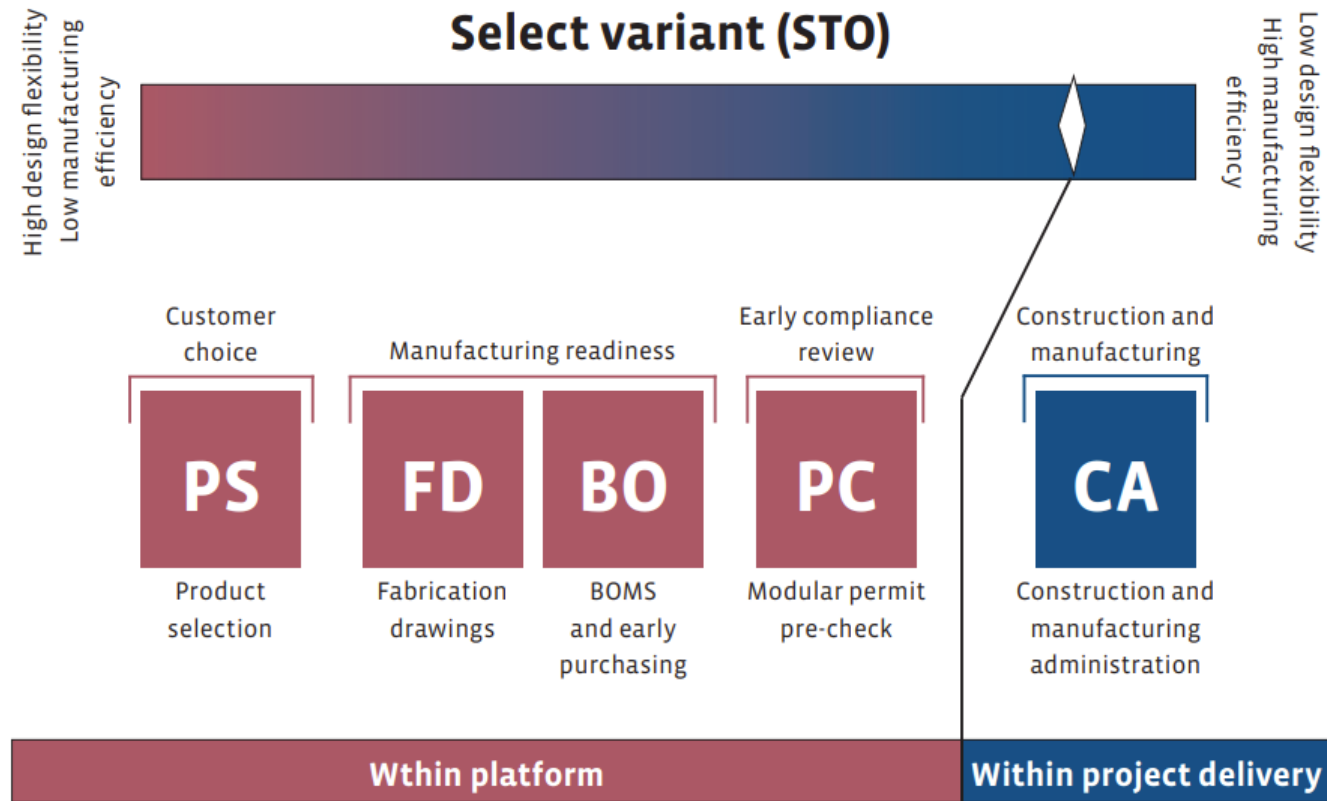


Figure 3.29 STO flexibility versus efficiency

Summary

Engage the MMC market

Think like a manufacturer



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