



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.

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.

OUR SECOND FACTORY, HORIZON, DESIGNED IN PARTNERSHIP WITH RANDEK AB, QUADRUPLED OUR PRODUCTION CAPACITY TO 4,000 NEW HOMES A YEAR.

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OUR FOCUS IS MAKING THE TRANSITION TO OFFSITE CONSTRUCTION A NATURAL EVOLUTION FOR DESIGNERS AND DEVELOPERS. WE PROVIDE THE DESIGN FREEDOM PEOPLE ARE USED TO BUT WITH THE SPEED, SAFETY, EFFICIENCY AND ENVIRONMENTAL BENEFITS OF OFFSITE CONSTRUCTION.

Our UNIsystem has light gauge steel at the core and can be manufactured to your exact requirements, with windows, doors, insulation, vents, fire stopping and external cladding in place before your panels arrival on site.

How many of these features we manufacture is your choice, but you will save valuable space, time and resources on site by British Offsite consolidating the work of up to five trades into one panel.

New building regulations in 2023 place further requirements on designers and developers to reduce carbon emissions in the build and operation of new homes. Build quality features including energy efficiency and safety measures are integral to our UNIsystem product range and to the precision with which we manufacture, enabling you to meet carbon reduction targets and fulfil your build plan.

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

With 1,000 homes already manufactured and our capacity today to produce 4,000 new homes every year, in addition to internal fitouts of kitchens, bathrooms and fitted wardrobes, we're the proven and flexible manufacturer you need for your transition to offsite construction.

Shaun Weston
Managing Director

UNISYSTEM

FLEXIBILITY, PRECISION AND CONTROL

Before we developed UNisystem, we conducted a full review of the wide-ranging offsite construction solutions on offer, then focused on creating an alternative system that addresses their limitations.

Our UNisystem includes:

UNi PANEL

Adaptable for every architectural need, across house, mid-rise and high-rise projects.




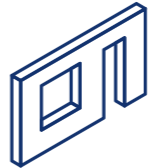



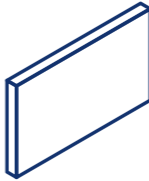



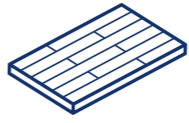


UNi WALL

An internal compartmentalisation LGS panel system that produces the highest standards of air tightness and acoustics.

UNi FLOOR

A light gauge steel floor cassette system adaptable to any scale.

The flexibility of our UNisystem means designers and developers have complete control over architectural features and the option to manufacture a basic or “fully dressed” panels for internal and external walls and floors, all of a consistent high quality due to our precision manufacturing methods.

		 HOUSE	 MID-RISE	 HIGH-RISE
UNi PANEL				
UNi WALL				
UNi FLOOR				

PRECISION



20%

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

15
MINUTES

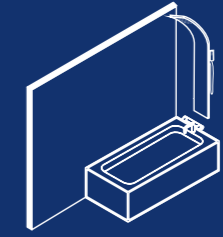
ONE UNIPANEL COMPLETE WITH WINDOWS, DOORS, INSULATION, FIRE STOPPING AND CLADDING CAN BE PRODUCED EVERY 15 MINUTES.

60
MINUTES

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



KITCHENS



BATHROOMS



WARDROBES



BOS FITOUT COMPLEMENTARY INTERNAL MODULES

Our internal fitout range, BOS Fitout, includes kitchen worktops, bathroom vanity units and wardrobe systems that are manufactured with exceptional accuracy.

Components such as taps can be assembled with full quality control testing before they are delivered to your site.



CASE STUDY

THE LAUNDRY WORKS, WATFORD

Client – Weston Homes
GDV – £83m
Contract Value – £34m

Development Overview

The Laundry Works features eight architecturally distinctive apartment buildings of one, two and three bedroom apartments set within a wide tree-lined boulevard with attractive landscaped podium gardens throughout. The Laundry Works will see the creation of a thriving new neighbourhood within an area noted for its green spaces and village-like feel.

Superstructure – £15m

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

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

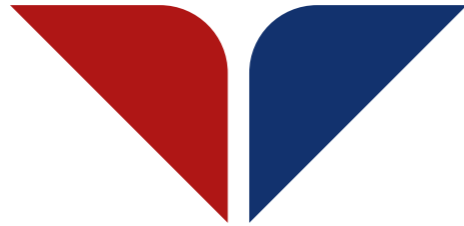
Internal Fitout – £3.92m

358no. BOS Fitout bathrooms, bespoke to client bathroom system, with fitted vanity unit, taps, shower trays, shower screens, showers, baths, bath panels, tiles.

486no. BOS Fitout wardrobe systems with mirrored sliding doors, shelf pack, hanging rail, timber decors.

248no. BOS Fitout quartz kitchen worktops, laser templated, CNC machined, sink/hob/tap/water filter/ instant boiling water installation with worktops.

WHY BRITISH OFFSITE? TEN REASONS



1

PROVEN HIGH QUALITY AT SCALE

In two years, we've delivered 1,000 new homes across London and the South East, guiding commercial, design, technical and site managers on how to plan and adapt to offsite from the offset.



CGI indicative only

FLEXIBLE PRODUCT RANGE

Our UNIsystem has light gauge steel at the core and is dressed with board, insulation, fire stopping and external cladding, consolidating the work of over five trades into one panel and matching your design specifications exactly.

2

AN EASIER TRANSITION TO OFFSITE

Our hybrid solutions bring traditional and modern methods of construction together, enabling you to have an easy transition to offsite construction, or a fully risk-managed, complete revolution in how you build.

3

4

PARTNERSHIP WITH RANDEK AB

We built our second factory, Horizon, with Randek AB, a company we selected because of their continuous dedication to innovation. Together we've created one of the most automated light gauge steel panel assembly lines in Europe, the largest single production line in the UK to date and Randek UK's largest.



5

READY TO BUILD 4,000 HOMES A YEAR

Our second, 180,000 square feet Horizon factory comes with state-of-the-art machinery, robotics capability and precision quality control systems. It's one of the most advanced in Europe, dedicated to delivering panelised systems for house, low- and high-rise projects.

6

FULL ACCREDITATION

Our full set of accreditations includes BRE fire testing, acoustic testing, ISO9001 quality control and NHBC accepts, giving technical managers and your end customers the safety and quality reassurance they need.

A SINGLE FOCUS, ALIGNED WITH OUR CUSTOMERS

Our role is radically reducing the risks and delays in construction to deliver high quality, occupiable properties faster. We bring together insights from property development, engineering, and the automotive and logistics sectors to offer the most effective, streamlined process.

7

END-TO-END COLLABORATION AND CUSTOMER CARE

We can guide you on the suitability of your project for offsite construction with our early stage consultancy addressing land optimisation, pre-planning design and logistics considerations. Our collaboration and support continues through design stages, technical drawings, programme sequencing, onsite installation and after care.

8



DEVELOPERS BEFORE WE BECAME MANUFACTURERS

Because we understand traditional construction, we bring a developer's mindset to our customers' challenges as well as manufacturing insights, enabling you to achieve design, productivity, financial and environmental goals.

9

10



HELPING TO SOLVE THE BIG CHALLENGES

We're proud of our role, helping to tackle the housing crisis in the UK, developing new skills in high-tech manufacturing, addressing the skills shortage in the construction sector, and building more energy efficient homes for the protection of our planet.





FLEXIBILITY

THE FLEXIBILITY OF OUR UNISYSTEM 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.

HORIZON FACTORY DELIVERING YOUR DESIGN VISION

TOGETHER WITH RANDEK AB, WE'VE CREATED ONE OF THE MOST AUTOMATED LIGHT GAUGE STEEL PANEL ASSEMBLY LINES IN EUROPE AND THE LARGEST SINGLE PRODUCTION LINE IN THE UK TO DATE.

Horizon is a 180,000 square feet manufacturing facility where automation and productivity solutions complement skilled operatives on a purpose-built production line.

Over £40 million has been invested in its state-of-the-art machinery and just-in-time solutions, quadrupling our production capacity to 4,000 homes a year.

Randek, who we partnered with on Horizon's design, produces systems specifically for the building industry, each on tailored for the individual manufacturing client.

We chose Randek because of their continuous commitment to innovation and their ability to help us manufacture our panelised UNisystem to incredible standards, while still giving our customers flexibility.

Homes manufactured at Horizon can be tailored to your design vision more than you could ever imagine. The choice of fittings and surfaces is multiplied through more efficient sourcing, buying, delivery and storage systems, while your specifications and overall quality are checked at every turn.

Horizon's precision machinery ensures cutting and assembly for every component, which will be delivered to site flawlessly finished and carefully packaged.

180,000 SQ. FT
SIZE

£40 MILLION
INVESTMENT

4X
PRODUCTION CAPACITY

SKYLINE FACTORY INTERNAL FITOUT MANUFACTURING

SKYLINE IS A 75,000 SQUARE FEET HIGH-TECH MANUFACTURING SPACE, WHERE OUR BOS FITOUT MODULES ARE PRODUCED IN HIGH VOLUME AT HIGH SPEED, WITH GREAT PRECISION, GUIDED BY OUR SKILLED OPERATIVES.

The first 1,000 homes we manufactured using UNisystem, were manufactured using Skyline's assembly line and quality control systems, leading to highest quality apartment homes for Weston Homes customers across London and the South East, with more to follow across the Weston Homes portfolio.

We continuously train and upskill our operatives and invest in new talent so we have the high-tech manufacturing workforce we need to always deliver. We're proud to be part of the drive to increase high-tech manufacturing and skills in Britain.

75,000 SQ. FT
SIZE

1,000
HOMES MANUFACTURED TO DATE

CUTTING CONVENTIONAL BUILD PRESSURES

ADDED VALUE FOR EVERY PROJECT



ELIMINATING DELIVERY DAYS

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.



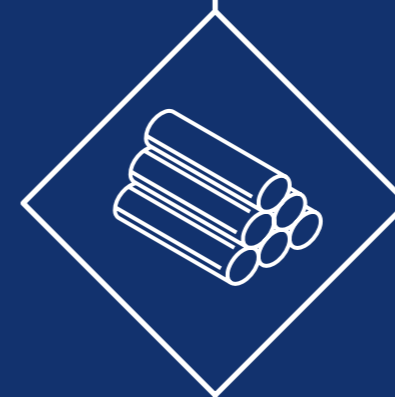
LOWERING DEPENDENCY ON SCARCE CONSTRUCTION SKILLS

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.



REDUCTION IN 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.



REDUCED REQUIREMENT FOR STORAGE SPACE ON SITE

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 UNisystem lets you pre-install windows and doors, as well as insulation, cladding, fire stopping and vents, taking away the storage challenge.



RAPID DELIVERY OF 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 AND SAFETY RISKS LOWERED

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.

EFFICIENCY IN BUILD AND OPERATION

TARGETING NET ZERO CARBON

ACROSS OUR VALUE CHAIN, WE'RE REDUCING WASTE AND ENERGY CONSUMPTION AND INCREASING THE AMOUNT OF RECYCLED MATERIALS WE USE, TO DELIVER ENERGY EFFICIENT HOMES THAT ARE MORE COST EFFECTIVE TO RUN FOR HOME OWNERS AND BETTER FOR THE PLANET.

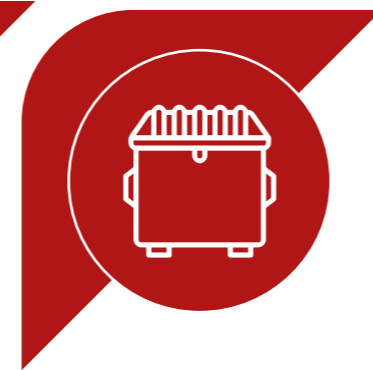
Design of the Horizon factory with Randek AB focused on precision and efficiency, utilising state-of-the-art machinery with energy control measures built in.

Responsibly sourced steel for UNisystem core contains 38% recycled steel.

Self-generated renewable energy from solar panels on the Horizon factory roof.

Fewer site deliveries with just-in-time methods and fewer trades on site minimising road miles and energy consumption of deliveries.

Superior air tightness of UNisystem due to precision manufacturing, increasing insulation and reducing household energy consumption.



Continuous improvement of UNisystem and BOS Fitout range to drive energy efficiency in production and operation of homes.

Insulation layer on UNipanel made from recycled bottles.

Precision just-in-time manufacturing optimising use of raw materials and reducing waste.

Durable 100% recyclable packaging, reducing amount used and ensuring none goes to landfill. 75% of all other waste is recycled.

Option for pre-installed glazed windows, with exceptional air tightness, increasing insulation of homes.

DEVELOPMENT

SOURCING

MANUFACTURING

LOGISTICS

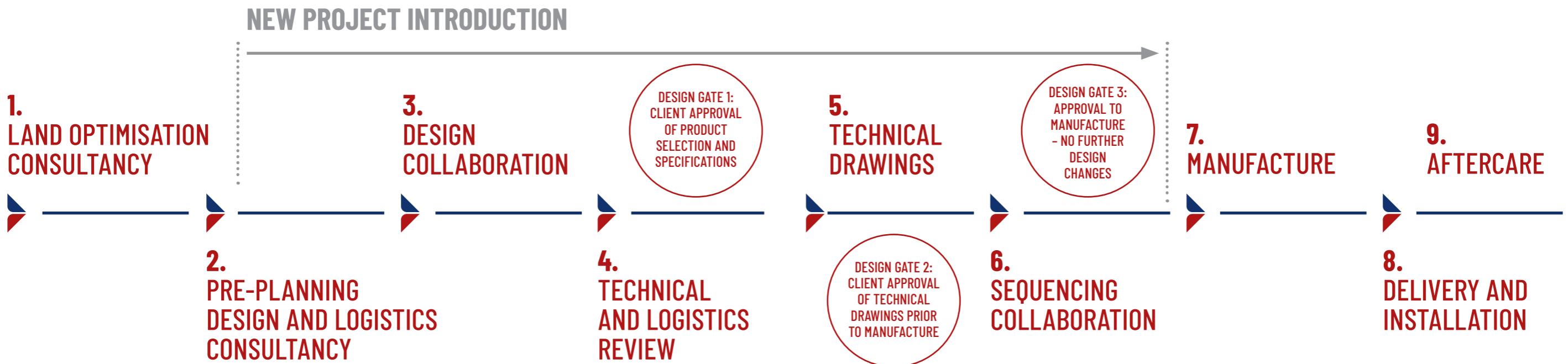
PRODUCT

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: UNipanel, UNiwall, UNifloor, UNiroof 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: UNipanel, UNiwall, UNifloor, UNiroof 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

CASE STUDY

CAXTON SQUARE, WOOD GREEN, LONDON

Client – Weston Homes

GDV – £33m mixed-use residential-led development

Contract Value – £2.8m

Development Overview

Located in the thriving London borough of Wood Green, Caxton Square offers bright and spacious 1, 2 and 3 bedroom apartments with Weston Home's consistent attention to contemporary lifestyles, design detail and energy efficiency.

Superstructures – £2.48m

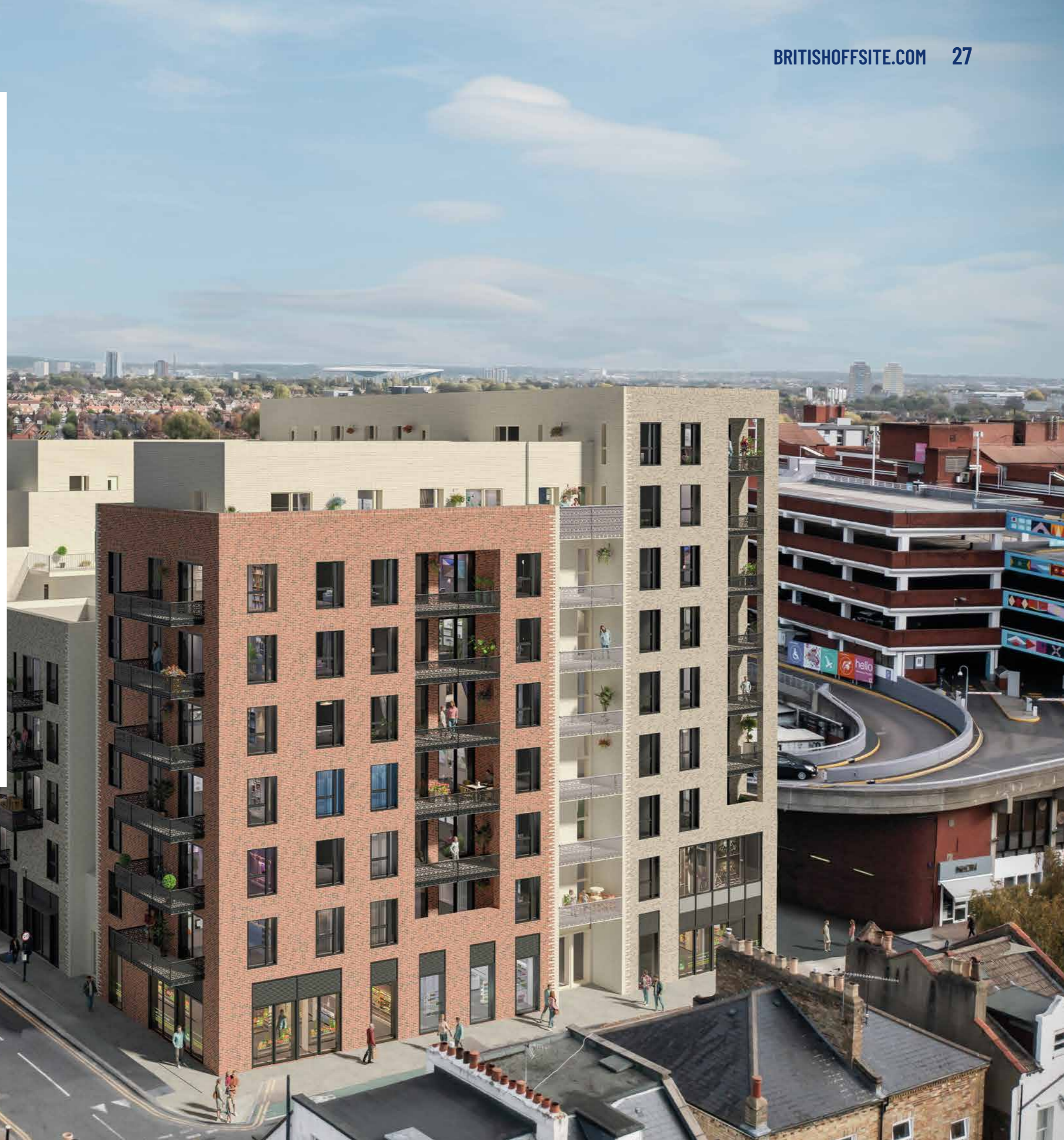
UNipanel 303, latest fire regulations. A1/A2 fire rated infill system, permanent slab formwork, traditional masonry facade support system, ALuK aluminium windows and doors.

Internal Fitout – £319,000

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

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

64 no. BOS Fitout quartz kitchen worktops, laser templated, CNC machines, sink/hob/tap/water filter instant boiling water installation within worktops.



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