



Industrialised Construction

Positioning Thames Freeport as the UK's leading hub for
industrialised housing & energy delivery

The Imperative for Scalable Intervention

**Private housing starts in London
& SE at <10% of required levels.**

The Solution: Industrialised System



From Projects to Products

Transitioning from one-off bespoke projects to a manufacturing-led product approach.

Delivering Systemic Certainty

Predictable pipelines, costs, timelines, and quality.

Better Homes, Faster

Greener, more affordable and delivered at greater volumes and speeds

Four Pillars of Intervention



1. Planning

Creating pre-approved pathways, leveraging Site Identification tooling and Pattern Books to streamline



2. Finance & Energy

Creating investment models that allow us to maximise green energy and affordability



3. Advanced Manufacturing

Anchoring a domestic supply base at TFP to reduce imports and create a high-value industrial cluster.



4. Installation

Developing the skills, workforce and high-quality processes for assembling components quickly and safely.

We're moving fast towards a scaled end point

Year 25-26:

Foundation & Digital System Build (Current)

Focus: De-risking the ecosystem.

Milestones: Establishing system design and tooling, defining standard pattern books, and engaging initial regional demand. Seeded by Thames Freeport (TFP) funding.

Year 26-27:

Piloting & Proving the Model

Focus: Validating planning intervention, manufacturing tech, and prototyping solutions for market readiness.

Milestones: Deploying the operational Digital Tooling, validating commercial models, testing integrated energy solutions, and delivering physical demonstrators.

Years 27-28-29:

National Scaling & Commercialisation

Focus: Market-led adoption and UK-wide impact.

Milestones: Transitioning from a regional proving ground to a national blueprint. Securing massive inward investment, driving down unit costs, and creating a resilient, high-value domestic supply chain.

Tooling
Prototyped &
Tested

First Private
Capital
Raised

Tooling &
System
Piloted

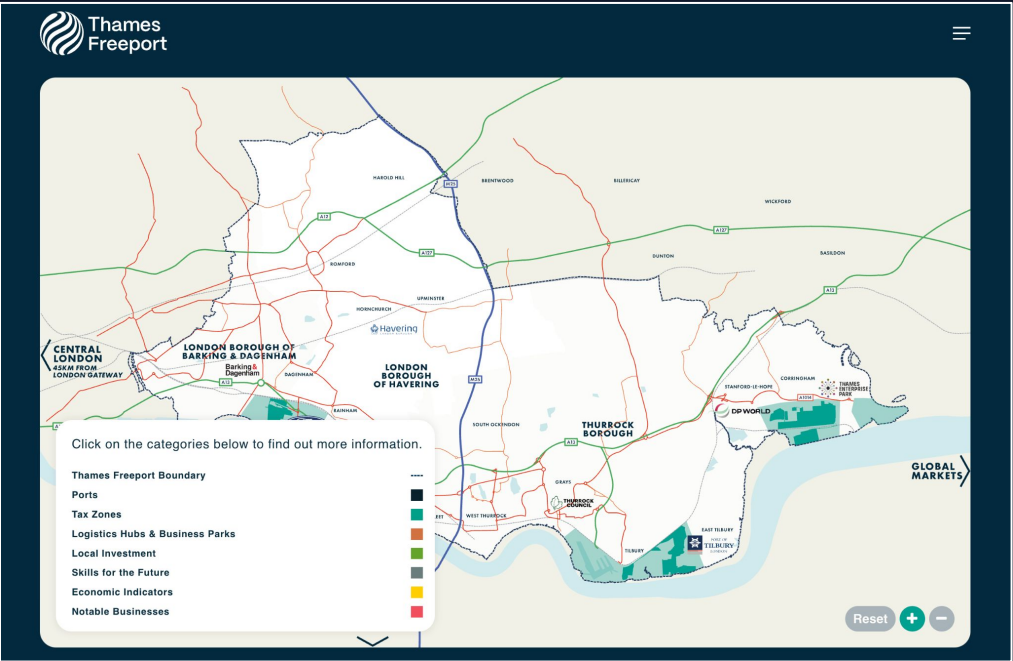
Patient
Capital Fund
Deployed

First Manuf.
Investments

Manf. Cluster
Growth

A capability anchored in the Freeport, to leverage local markets, assets, industry and ecosystems

Anchored in the Freeport Region



Building on Local Strengths

UK's first circular construction hub launches in London's Royal Docks

4 MARCH 2025 • BY FRAN WILLIAMS. PHOTOGRAPHY BY HENRY WOIDE



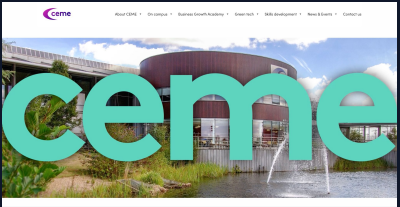
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The UK's first dedicated circular construction hub has launched in the Royal Docks, with its backers claiming it will become the largest facility of its kind in Europe

Lower Thames Crossing



ceme



LONDON CONSTRUCTION HUB

OUR OPERATIONS ▾ NEWS & ARTICLES CONTACT US



LARGEST CONSTRUCTION HUB IN THE SOUTHEAST

FIND OUT MORE

- Local Bricolage -

We're proving our industrialised retrofit system

Demand Aggregation & Finance

Manufacturing and Supply

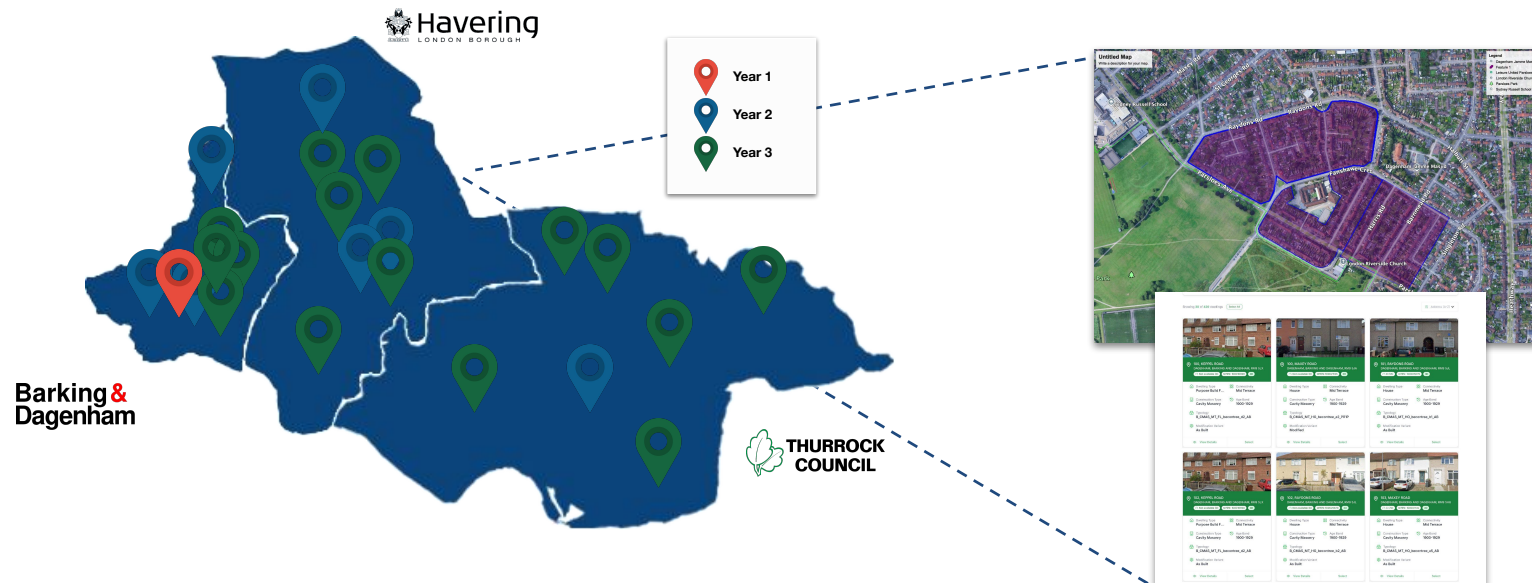
Regional-scale planning



Finance at scale



Manufacture



2811 homes assessed

Raising £350m Fund



Manuf. Engaged

Industrialised and Digitised house build system

Demand Aggregation & Finance

Manufacturing and Supply

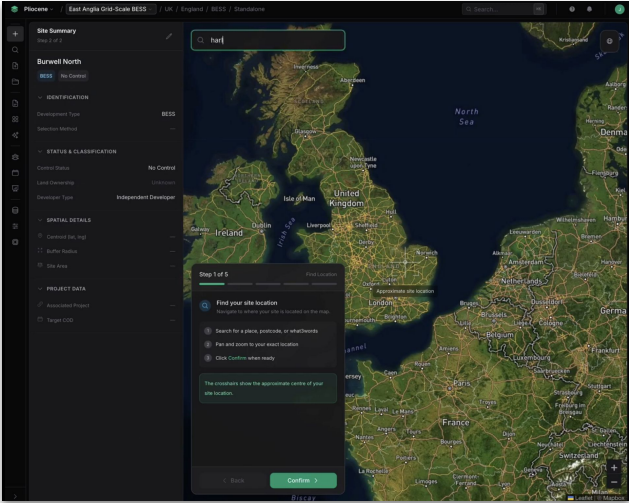
Regional site identification
& aggregation



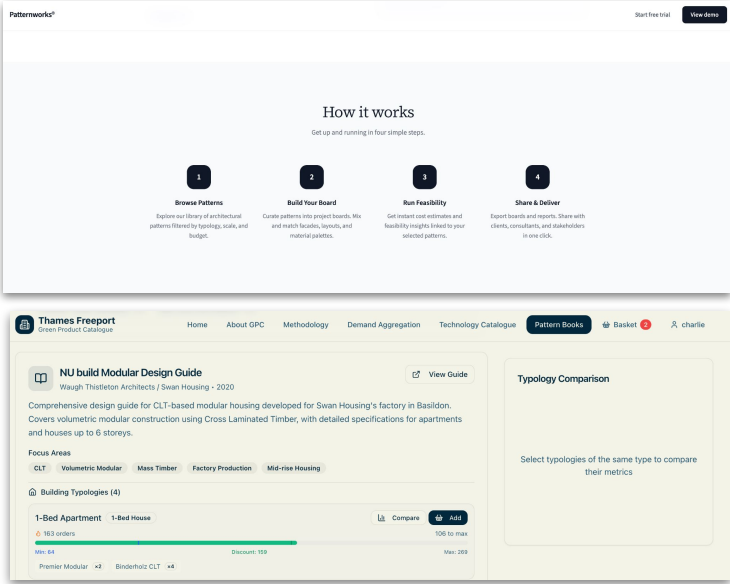
Pre-approved pattern books
(finance, planning, building standards)



Manufacture



Sandbox AI



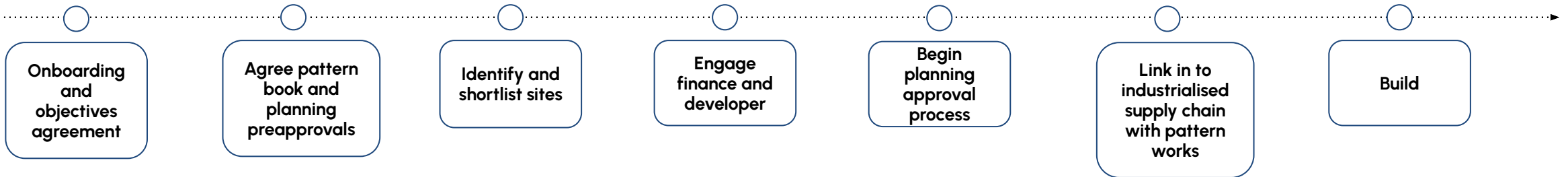
Patternworks



Manufacturing Cluster

Local pilot : Thurrock

April 2026



Work to date

- Council selected industrialised supplier
- Designs agreed for pre-approval



What we're looking to demonstrate

- Time through planning reduced 60%
- Build cost decreased
- Build time decreased
- Increased number of houses built
- Private capital deployed
- Pipeline and aggregation flywheel started



Trial vision

The digital tools we've built enable existing manufacturers and housebuilders to adopt industrialised techniques, open factories to supply aggregate demand, and keep them open long term.

Thank you and questions

**An industrial
change of this
magnitude won't
just take a village...
it will take a nation**

- We have a long term programme that can help deliver industrialised mission objectives.
- It's multifaceted: Including planning, digital architecture & tooling, pattern book and manufacturing aspects of industrialised construction
- We want to create an open system that allows for new technologies to be continuously integrated.