

CIB European Affordable Housing Symposium 2026

Delivering affordable housing at scale through industrialisation.

WHAT DIGITAL INFRASTRUCTURE ENABLES DELIVERY AT SCALE?

**Platform Approach + Digital Twin + Lean Construction: Connecting What
We Already Have.**

By

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10th – 11th September 2026 – London



**International Council
for Research and Innovation
in Building and Construction**



**BIRMINGHAM CITY
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Three good ideas, run as three initiatives

- **Platform approach:** a kit of parts with defined interfaces and product data, repeated across a programme.
- **Digital twin:** a data model of the product and its production, kept in step with what is actually built.
- **Lean Construction:** a production system built on flow, Takt, standard work and continuous improvement.

The UK has all three. Each is stuck at pilot, because we run them separately.

Platform alone

a catalogue with no production system behind it, so it never gets cheaper

Digital twin alone

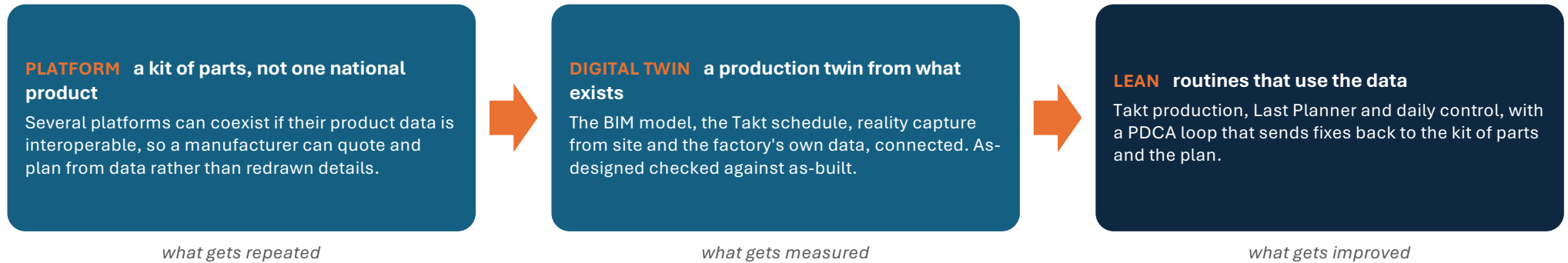
a detailed model of a one-off; the learning ends when the project ends

Lean alone

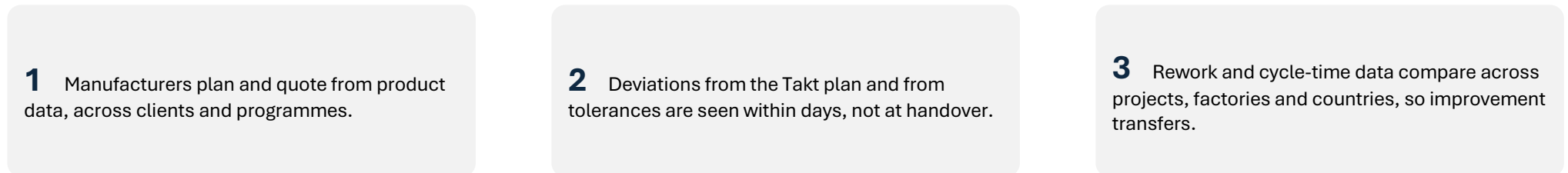
flow on one site or in one factory, lost at the next project because the product changes

Each one fails exactly where the other two would have carried it.

Connected, they become infrastructure



WHAT IT ENABLES AT SCALE



Nothing here needs new technology. It needs connection and routine.

What we could do together: a 12-month plan

STEP 1 next 3 months

Agree what to measure

A one-page minimum data set for industrialised housing production: cycle time, Takt adherence, tolerance conformance, rework. Drafted through TG128.



STEP 2 within 12 months

Test it on live programmes

Two or three programmes, each with its own platform and its own tools, in the UK and the Nordics. Same measures, collected through Takt control routines.



STEP 3 by the next symposium

Compare and publish

A cross-country comparison through CIB: what the combination actually delivers on time, cost and quality, and what it costs to run.

Look forward to further discussion and collaboration.

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MORE AT 13:30 TODAY

TG128 Lean Construction: CIB enabled collaboration