



Offsite  
Excellence

Innovation for modern  
methods of construction





We are experts in manufacturing & building, with over 40 years experience in the construction industry and offsite fabrication.

# Connex Bathroom Pods

Connex Bathroom Pods are fully completed modular bathroom units. We offer pods for all budgets from social projects to luxury hotels and apartments.

Bathrooms account for approximately 8-10% of the capital cost of a hotel or residential development construction budget, but a far higher percentage of site management time, schedule delays and defect-list problems are rarely accounted for. Using bathroom pods lowers construction costs by reducing construction time, improving quality, and eliminating the bathroom defects list. With traditional building, a multitude of trades need to be organized to realize the bathroom design.

This requires a high degree of supervision and management on site to ensure correct sequencing and quality of work from plumbers, electricians, tilers, floor layers, sealant applicators, decorators, glaziers, carpenters and other specialists. Bathroom pods do away with most of these issues and savings from waste and improved quality result in less snagging and better performance in use. More significantly, reduced construction times mean earlier income streams from the property.



# Benefits

- 1**  
**Reduced construction time by 33%**  
 The offsite production line manufacturing process is cost effective and time efficient. The client is provided with fully completed modular bathroom units, reducing construction time.
- 2**  
**Centralized Control**  
 Purchasing for the lead contractor is simplified with one supplier. Bringing in a number of trades and materials from one source reduces procurement resource time and effort resulting in cost savings.
- 3**  
**Sustainability**  
 Factory manufacturing is inherently more efficient than traditional forms of construction and thus more sustainable. By transferring to a factory assembly line from a building site, the process can be broken down into manageable sections and standardised.
- 4**  
**Lower waste to landfill reducing onsite waste removal/disposal costs.**  
 Factory waste material is typically less than 1.5% compared with 7%+ on a traditional construction site and recycling of waste is more reliably controlled in a factory environment than it is onsite.
- 5**  
**Reduced haulage and deliveries to site.**  
 Extended traffic times and congestion charges are an increasing issue in major cities, like London and New York. Offsite construction minimises this problem by reducing the movement of materials to and from the site.
- 6**  
**Improved health and safety onsite.**  
 Health and Safety is a major priority on every construction site, with the main aim being to eliminate as much risk as possible. With Connex bathroom pods, the risk element of onsite construction is limited because the manufacturing process occurs offsite.



# What is Offsite Construction?

Offsite Construction brings a manufacturing mindset to the design and construction of buildings and their components. As the Global skills crisis deepens, more clients are now aware that taking the most labour intensive tasks away from the construction site make perfect sense.

## The offsite construction process



Consultation



Bespoke Design



Manufacturing



Delivery



**100,000 sqft factory**

The facility is split into sections for each process including framing, MEP, tiling, stock and engineering.

# Ordering & Delivery

From concept to placing an order

<p><b>1. CONSULTATION &amp; FEASIBILITY</b></p>	<p>Initial meeting with Connex. The design team will ensure the pods are feasible, based on quantity, dimensions and pod types.</p>
<p><b>2. PRICING</b></p>	<p>Our estimation department receives the client specification and then provides costing for the pods, including delivery to site.</p>
<p><b>3. VALUE ENGINEERING</b></p>	<p>Connex can offer savings on the bathroom pods specified by using quality products purchased directly from the manufacturer.</p>
<p><b>4. DESIGN ADVICE</b></p>	<p>Our experienced design team can offer advice to achieve the most optimal layout, for maximised space and easy maintenance.</p>
<p><b>5. PROTOTYPE</b></p>	<p>Connex will mock up a prototype bathroom, to ensure that the bathroom pod meets client expectations. This also gives the client an opportunity to visit our factory and meet the team.</p>



## Scheduled delivery

Transport efficiency is a top priority

## No delays

With our inhouse haulage team

## 100%

Reliability on deliveries





Connex Offsite Limited is part of a family owned group of companies including Re-Gen Waste Limited, Doherty Developments Limited and Re-Eng Limited. The group employs over 300 people and operates facilities in excess of 200,000 sq.ft with a turnover in excess of £45 million.

We use the services of our group company to plan innovative designs into our light gauge steel pods which when combined with our manufacturing excellence and construction knowledge delivers a product that constantly exceeds our customers' expectations.

- **Re-Gen Waste:** Experts in recycling household waste with a £35m turnover and over 250 staff.
- **Re-Eng:** A specialist engineering company that manufacture waste handling machinery and offsite construction products.
- **Doherty Developments:** Respected building contractors with 45 years of experience in building houses, factories and luxury apartments.
- **Re-Gen robotics:** Zero-man entry hazardous tanking cleaning.



-Re-Eng-



DOHERTY  
DEVELOPMENTS



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