# Jans Offsite Solutions enters administration amid sector-wide modular construction crisis



Administrators have been appointed for Jans Offsite Solutions, a commercial building manufacturer based in Antrim, which is facing severe operational challenges. Insolvency experts from Keenan Corporate Finance were engaged on 19 May after the company encountered significant financial difficulties. This marks a troubling turn of events for the firm, a subsidiary of Jans Holdings Ltd, which had previously indicated optimism about future profitability following strategic growth initiatives. According to accounts for the year ending 31 December 2023, the company employs 79 people and has reported a pre-tax loss of £4.9 million, coupled with a notable turnover increase from £13.5 million to £20.5 million during the same period.

The collapse of Jans Offsite Solutions is part of a broader trend within the construction sector, which has seen an alarming number of business failures. In total, 4,111 construction firms entered administration in the year to 31 March 2025, a slight decrease from the previous year but still indicative of an industry in distress. The offsite construction sector, in particular, has been hit hard, with firms like Connect Modular and TopHat also falling into administration. The challenges faced by these companies have been attributed to factors such as increased operational costs and shifting market dynamics, emphasising the vulnerability of the offsite manufacturing model.

Jans Offsite Solutions’ previous efforts to position itself as a quality provider in the market included achieving membership with the National Caravan Council (NCC) in August 2022. This membership was touted as a validation of the company's commitment to high manufacturing standards as it specialised in producing luxury holiday lodges and leisure accommodation. General Manager Gavin Kincaid noted that this accolade exemplified the company's investment in quality, crucial for remaining competitive in the booming UK staycation market. This achievement, however, could not avert the devastating financial consequences the company now faces.

The Jans Group, which includes subsidiaries such as Jans Composites and Etrux, previously expressed ambitions for expansive growth. In May 2022, it announced plans to exceed its recruitment target by hiring over 200 staff, part of a £50 million investment strategy aimed at broadening its operational footprint and workforce. However, with several of its subsidiaries now in administration, those aspirations seem starkly at odds with the current reality. The collective workforce of the three impacted companies was around 200, highlighting a significant loss of employment in the local community.

Amidst this backdrop, the rise and fall of Jans Offsite Solutions reflect larger industry themes, including the struggle for modular construction firms to sustain profitability in an increasingly challenging economic environment. While the sector is recognised for its innovation potential, operational pressures have forced many businesses, including Jans, to confront grim realities. The failure of Jans Offsite Solutions, alongside its subsidiaries, underscores a pivotal moment for the offsite construction industry, necessitating a reevaluation of business models and strategies going forward.

In a market characterised by instability, the closure of Jans Offsite Solutions serves as a stark reminder of the challenges ahead for construction firms, particularly those heavily invested in offsite methodologies. The need for adaptability and robust financial planning has never been more critical, as firms navigate a landscape fraught with uncertainty and competition.

## Reference Map:

* Paragraph 1 – [[1]](https://www.constructionnews.co.uk/financial/administrations/northern-irish-offsite-firm-enters-administration-27-05-2025/), [[4]](https://www.irishnews.com/business/2022/05/12/news/jans-group-to-exceed-jobs-target-by-hiring-200-staff-2708201/)
* Paragraph 2 – [[1]](https://www.constructionnews.co.uk/financial/administrations/northern-irish-offsite-firm-enters-administration-27-05-2025/), [[5]](https://www.irishnews.com/business/businessnews/2021/10/26/news/antrim-manufacturer-announces-plans-to-create-150-jobs-in-10m-expansion-2489467/)
* Paragraph 3 – [[2]](https://www.newsletter.co.uk/business/consumer/jans-offsite-solutions-achieves-prestigious-ncc-membership-3798552), [[3]](https://www.newsletter.co.uk/business/consumer/gary-mcareavey-appointed-md-of-jans-offsite-solutions-3777112), [[6]](https://jansmodular.com/services/)
* Paragraph 4 – [[1]](https://www.constructionnews.co.uk/financial/administrations/northern-irish-offsite-firm-enters-administration-27-05-2025/), [[5]](https://www.irishnews.com/business/businessnews/2021/10/26/news/antrim-manufacturer-announces-plans-to-create-150-jobs-in-10m-expansion-2489467/), [[6]](https://jansmodular.com/services/)
* Paragraph 5 – [[1]](https://www.constructionnews.co.uk/financial/administrations/northern-irish-offsite-firm-enters-administration-27-05-2025/), [[6]](https://jansmodular.com/services/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.constructionnews.co.uk/financial/administrations/northern-irish-offsite-firm-enters-administration-27-05-2025/> - Please view link - unable to able to access data
2. <https://www.newsletter.co.uk/business/consumer/jans-offsite-solutions-achieves-prestigious-ncc-membership-3798552> - In August 2022, Antrim-based Jans Offsite Solutions, a subsidiary of the Jans Group, achieved membership status with the National Caravan Council (NCC), the UK trade association for the park home and leisure accommodation vehicle sectors. This membership underscores the company's commitment to manufacturing products that meet the highest industry standards set by the British Standards Institute (BSI) under the NCC's Manufacturer Approval Scheme. The company specialises in producing luxury holiday lodges, glamping pods, and houseboats. General Manager Gavin Kincaid highlighted the rigorous assessment process required to attain this status, which involved passing inspections by an NCC Assessor and having in-house inspectors approved under the NCC’s scheme. Managing Director Gary McAreavey emphasised that the NCC membership ensures continuous product improvement and competitiveness in the supply chain, especially in the booming staycation market. The NCC also congratulated Jans Offsite Solutions for their commitment to quality and technical expertise, wishing them success in supplying products to the park and holiday industry across the UK and Ireland.
3. <https://www.newsletter.co.uk/business/consumer/gary-mcareavey-appointed-md-of-jans-offsite-solutions-3777112> - In July 2022, Gary McAreavey was appointed Managing Director of Jans Offsite Solutions, an Antrim-based company specialising in offsite construction solutions. With over 30 years of experience in manufacturing and operations management within the engineering and construction industries, McAreavey has held senior positions in sectors including aerospace, medical, and plastics recycling. In his new role, he aims to leverage his expertise in new product introduction, lean manufacturing techniques, and team leadership to drive the company's growth and innovation. Additionally, Samantha Thompson, a chartered certified accountant with an MSc in Professional Accountancy, was appointed Head of Finance at the Jans Group. Thompson brings a wealth of experience from industries such as manufacturing, FMCG, telecoms, and finance consulting, specialising in effective leadership and financial best practices. She is responsible for managing the finance function across all companies under the Jans Group.
4. <https://www.irishnews.com/business/2022/05/12/news/jans-group-to-exceed-jobs-target-by-hiring-200-staff-2708201/> - In May 2022, the Jans Group, based in Antrim, announced plans to exceed its initial target by hiring over 200 staff by the end of the following month. Originally, the company had aimed to recruit 150 people as part of a £50 million growth plan. Established in October 2019 after Lisburn investor Peter Drayne acquired Wright Group’s mouldings and metal fabrication division out of administration, the Jans Group operates from a 10,000 sq m facility in Caulside Drive, Antrim. The recruitment drive spans its three subsidiaries: ETRUX, Jans Lifestyle, and Offsite Solutions. Positions available cater to both apprentices and experienced professionals, including project managers, engineers, joiners, CNC programmers, production and assembly operators, auto electricians, and more. CEO Ronan Hamill stated that the company has surpassed its initial target and aims to provide over 200 permanent staff by the following month, emphasising the goal to support the Antrim community and provide local employment opportunities.
5. <https://www.irishnews.com/business/businessnews/2021/10/26/news/antrim-manufacturer-announces-plans-to-create-150-jobs-in-10m-expansion-2489467/> - In October 2021, Antrim-based manufacturer Jans Composites announced plans to create 150 new jobs by June 2022 as part of a £10 million expansion. The company, established in October 2019 after Lisburn investor Peter Drayne acquired Wright Group’s mouldings and metal fabrication division out of administration, operates from a 10,000 sq metre facility in Caulside Drive, Antrim. The expansion is part of the Jans Group's broader growth strategy, which includes subsidiaries such as ETRUX, Jans Lifestyle, and Offsite Solutions. The recruitment drive aims to double the company's workforce to around 300 by June 2022, with positions available for project managers, engineers, joiners, CNC programmers, production and assembly operators, and auto electricians. CEO Ronan Hamill highlighted the company's ambition to achieve a £50 million turnover in the next five years and to provide employment opportunities within the Antrim community.
6. <https://jansmodular.com/services/> - Jans Offsite Solutions, operating under the brand Jans Modular, offers a comprehensive and customisable service for modular building projects. Their process begins with understanding the client's vision, incorporating ideas in practical and creative ways. Clients can choose from various options, including types of windows and doors, wall finishes, building colours, and additional features. Once the design is finalised, the manufacturing team produces the modular build in a state-of-the-art factory facility. The modular buildings are prefabricated sectional structures that arrive on-site in units, which are then secured together to create the finished build. The company is dedicated to ensuring that each modular building meets the client's expectations and is built to high standards.
7. <https://jansmodular.com/news-and-events/> - Jans Offsite Solutions, operating as Jans Modular, has been actively involved in various developments and events. In November 2023, the company secured planning permission for a £10 million factory in Antrim, aiming to create over 200 jobs. In May 2023, they made their debut at The World of Park & Leisure Homes Show, showcasing their products and services. In April 2023, Phillip Hutton was appointed as the new Managing Director, bringing fresh leadership to the company. The company also introduced 'The Rhaegal', a Scandinavian-inspired, glass-fronted single lodge designed to offer picturesque views. Their build quality standards ensure that each home is constructed within a controlled factory setting, undergoing rigorous quality and safety checks throughout the build. Additionally, in January 2023, they welcomed Robbie Davies from Landal Greenparks to their factory, indicating ongoing industry collaborations and growth.