

# Protecting Your Estate Building Budget

Whether you read the press or search online, the message is the same. Building costs are on the rise.

Political and economic decisions have all had a bearing in the past few years on project costs. The additional cost of importing building materials, the rising cost of fuel and the shortage in skilled labour, are all now resulting in added costs to your project.

A new building for your estate is a big investment and has likely been through years of discussion, many Governor meetings and then processed through the strategic financial planning stage and included into your five-year and ten-year plan.

Hours of resource will have been invested with third parties on the design and layout. Lengthy consultations with various contractors and endless meetings on site. Email chains with multiple quotations and contracts. The euphoric moment finally arrives, and you give the green light to start.

Then the news lands in your inbox that there is now a 20% increase to your project.

The three D feelings take over.

**1. Despondency:** all that time spent is now wasted.

**2. Despair:** the thought of having to repeat the whole process again and find additional funds.

**3. Disappointment:** the realisation that you now must compromise on what you, your Governor's and your staff have waited for so long.

Unfortunately, this is now a common issue facing the traditional build market. If this is a position that you are in, there are options.

The benefits of Modern Methods of Construction (MMC) are many and are well documented, but it is only at times like this when you see the prime gains are there for your taking.

There are two main advantages that will keep your build within budget and manageable.

**One fixed turnkey price** for the design, delivery and build carried out by one supplier. One team managing the whole build from start to finish.

**One contract** that covers everything from planning if required, to design or re-engineering and all the way

through to the building being handed over.

In today's economic climate traditional build methods are unable to give you cost certainty which is why the focus in the built environment has now shifted to MMC.

The fixed cost of a MMC project provides financial security to you sooner. No unwanted surprise costs halfway through the build. No additional labour expenses being added to the final cost for the completion of the project within your timeframe.

Having one contractor makes the build process simple and easy to manage. It reduces the time investment from your side and negates the need for multiple contracts with third party suppliers, contractors, and trades. It removes the multiple invoicing headaches for Bursars and the risk of strains on your cashflow.

At Modulek we specialise in working with independent schools who are facing traditional build construction challenges.

Our unique hybrid method of construction has enabled build



projects to go ahead that were potentially facing compromise on layout and design or in some cases project abandonment.

Our exceptional design ability is what places us at the forefront of our industry. Our buildings can be traditionally finished to blend with any educational site setting, making it ideal for estates with existing listed buildings or within conservation areas.

Specialist roof design or bespoke building design features are where our award-winning design team stand out to ensure your new building fits your exact requirements and exceeds all your expectations.

Our fixed price turnkey solution provides financial security sooner and our one contract removes the stress of the building process from start to finish.

If you are in this position and would like to discuss how we can assist you and bring your build costs back within budget, please do contact us.



*"The single most important thing that impressed me about my experience with Modulek was the personal attention to detail"*

**James Allen**  
Beech Hall School

*"Our school is growing and we needed to look at our capacity and how to accommodate a new Science and Geography block. We are in the middle of a Conservation Area, surrounded by Listed Buildings and it was very difficult, especially in a tight time frame to be able to put in a planning application for a new build and everything that goes with a traditional build. I put my faith into Dan and his team at Modulek and I was proved correct to do so. All delivered on time and on budget with no disruptions. It was built before our very eyes"*

**Charlie Little**  
Bloxham School

For more information please visit our website [www.modulek.co.uk](http://www.modulek.co.uk) or call 01202 813121

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## Designing and Constructing Educational Buildings for the Next Generation

Solving Your Construction Challenges

Traditional Construction Look and Feel

Fast and Efficient Build Method



**Come and see us at the following conferences**

**ISA Autumn Study Conference**  
17th–18th November

**Girls School Annual Conference**  
21st–22nd November

**Independent Schools Conference**  
1st December

01202 813121 | [sales@modulek.co.uk](mailto:sales@modulek.co.uk) | [www.modulek.co.uk](http://www.modulek.co.uk)

Modulek House, 19 Bessemer Close  
Ebblake Industrial Estate, Verwood, Dorset, BH31 6AZ

