



Modular Construction
solutions by Modulek
Think outside the box.

Creating workspaces fast

Combining speed, experience
and intelligent design to deliver
outstanding buildings.

Modulek^{LTD®}

The solution lies in re-framing the challenge

Modular buildings are widening the parameters of what's possible in the construction industry.

At Modulek we continue to set the pace of future construction, where quality is never compromised, but affordability is maximised.

We invite you to explore beyond conventional boundaries and discover the numerous advantages to be gained when partnering with us.

Stephen



Statement by **Stephen Pester**
Commercial Director, Modulek

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Sector one



Why modular?

By thinking outside the box we're able to deliver the key benefits of modular construction and demonstrate the reasons why you should partner with us.

The modular difference

Combining speed, experience and intelligent design to deliver outstanding buildings that represent a unique hybrid of traditional and modular construction methods.

The benefits of modular construction stem from the controlled factory construction environment. For example:

- Reduced susceptibility to weather and other delay factors
- Reduced on-site labour requirements for a safer more predictable work process
- Parallel on-site and off-site work results in an accelerated timetable
- Minimised material waste that is better aligned with sustainable building practices
- Enhanced quality control thanks to the ability to achieve a high degree of precision in manufacturing

5 Key benefits of adopting modular construction with Modulek...

Speed

With up to 90% of the work completed off-site, our construction method delivers in half the time of traditional build, minimising disruption on-site and ensuring a faster building occupation.

1

Quality

Construction and finishes are of the highest quality and produced in a factory-controlled environment, protected from the elements and subject to stringent quality control procedures, audits and certified to ISO14001.

2

Economical

Cost efficiencies are maximised through our turnkey end-to-end service from concept to completion and a faster construction timeline, delivering a quicker return on investment.

3

Environmental

Off-site construction has a smaller carbon footprint than traditional methods. Our designs feature the latest energy-saving technologies, including enhanced insulation, solar panels, and air source heat pumps, ensuring a sustainable investment.

4

Versatile

The modular approach offers flexibility for future expansion, allowing vertical or horizontal module additions and internal layout changes without affecting structural integrity. Ultimately, the building can even be relocated if required.

5

Speed

50% faster than a traditional build

By cutting traditional build time in half, we significantly reduce on-site disruption, leading to faster occupancy and a quicker return on investment. Our modular solutions offer a rapid, economical alternative to traditional building, with off-site pre-assembly, minimal ground preparation, and fast on-site installation. The pre-construction phase is also quicker with standardised designs and practices, ensuring efficiency at every step.



“ Modulek impressed us with their speed, quality craftsmanship, and friendly approach, all of which contributed to the high standard we aim to deliver to our players, ultimately helping with results on the pitch. ”

Edward Howe
Manager, AFC Bournemouth
(2012-2020)

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AFC Bournemouth Training Pavilion

Location: **Bournemouth, Dorset**

Timeframe: **8 weeks**

(inc groundworks)

Value: **£2,500,000**

Completed: **2015**



Quality

2

Quality assured

Our finishes are of the highest quality, produced in a controlled factory environment that shields the process from external elements. This, combined with assembly line precision, ensures a consistently flawless finish every time. With a permanent build 'look and feel,' it's hard to tell you're in a modular building.

Quality control

Our off-site manufacturing allows for meticulous monitoring, adhering to UKAS, ISO14001 and ISO9001 standards, and ensuring top-tier quality control.

“Excellent in all respects. Modulek were able to turn around the design and build of the new science building in super quick time, and to a high quality – very impressed with the service provided. I found both the management team and the fitters very helpful and friendly. I would use Modulek again and have already recommended them to others.”

Senior Construction Manager
Peter Symonds College



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Peter Symonds College

Location: **Winchester, Hampshire**

Timeframe: **8 weeks**

Value: **£1,000,000**

Completed: **2013**



Economical

3

10% more cost effective than a traditional build*

Cost saving benefits are maximised through a turnkey service from concept to completion, eliminating costly third-party services.

Modular construction delivers substantial savings compared to traditional methods, thanks to several key factors:

Reduced construction time: Cut timelines by 50-60%, allowing for faster occupancy, minimised disruption and quicker return on investment.

Lower labour costs: Much of the work is done in a controlled factory setting by employed skilled craftsmen, reducing reliance on costly site subcontractors.

Inflation protection: With faster programmes and production line bulk buying, modular projects are less susceptible to inflationary cost increases.

Less waste: Production line materials are ordered pre-cut to size, and production inside a factory environment ensures minimal waste due to inclement weather.

* When the design has been planned as modular from the outset.

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Fred Longworth High School

Location: **Tyldesley, Manchester**

Timeframe: **20 weeks**

Value: **£3,000,000**

Completed: **2021**



Greener, faster and more efficient

Modular construction is known for its significantly smaller carbon footprint compared to traditional methods. Our buildings fully comply with building regulations, ensuring the highest standards of insulation, structural integrity, low carbon emissions, and fire safety. We recognize our responsibility to inspire the next generation by leading by example.

A sustainable approach

Modulek’s unique hybrid construction method embodies a sustainable approach to building. Our holistic process assesses the carbon footprint from design to delivery and installation. Continuously innovating, we exceed standard energy performance requirements, striving to set new benchmarks in sustainability.



“ Modulek constantly analyses its projects’ full CO2 footprint from concept design to end-of-life. We recently completed a CO2 assessment on a project and are using these findings to eliminate unnecessary carbon and support our NET Zero building design. ”

Dan Pester
Director, Modulek



Lady Eleanor Holles School used BREEAM-accredited building practices, a government-introduced scoring system designed to maximize sustainability in construction.

Lady Eleanor Holles School

Location: **Hampton, London**
Timeframe: **28 weeks**
Value: **£3,000,000**
Completed: **2022**



Versatile

5

100% off site build equals more flexibility

We work closely with you to design a bespoke specification tailored to your exact needs. By leveraging advanced steel space frame technology, our components are precisely manufactured to meet specific dimensions, allowing for any layout or configuration.

Our modular system is designed with versatility in mind. Additional floor levels can be added in the future, allowing your building to evolve as your needs change. The internal walls are always non-load bearing, meaning they can be reconfigured at any time without compromising structural integrity. Furthermore, the entire building can be relocated to a new site if necessary, making it a truly adaptable asset.

“ We wanted a company not only to provide us with an outstanding building within a defined budget but also to understand the background of the project. On all three counts, Modulek delivered and was absolutely on time. ”

Headteacher
All Saints Academy

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Bayhouse School

Location: **Gosport, Hampshire**

Timeframe: **13 weeks**

Value: **£1,900,000**

Completed: **2021**





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Sector two

Intelligent design

Our in-house professional architectural team excel in creating spaces that perfectly fit the way our clients want to operate and appear. The constant focus is on balancing functionality with aesthetics and cost.

All in the detail



Delivering expert solutions with a high quality finish

1. Suspended ceilings

Providing a flush finish concealing M&E installations, available in a range of different heights.

2. Recessed LED lighting

Latest energy efficiency to meet current building regulations.

3. Heat/Cool Air-Conditioning

The very latest air source heat pump technology, maximising energy efficiency.

4. Seamless walls

Plaster skim and decoration provide a traditional build look and feel.

5. Windows

Powder-coated aluminium double glazed, meeting stringent current building regulation insulation U values.

6. Ventilation

Fresh air mechanical ventilation with ducted systems ensures a comfortable and safe working environment.



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7. Solid floor

Steel floor construction with a triple layer deck system ensures a more solid and quieter performance.

8. Brick finish

We apply cut traditional bricks to the façade and point them with mortar, creating an authentic brick appearance.

9. Render finish

Our sprayed-on render, available in any colour, provides a durable, low-maintenance exterior that contrasts well with timber cladding for a modern look.

10. Timber cladding

Your building can be fully or partially clad in hardwood cedar or Thermowood, both long-lasting and low-maintenance options that blend seamlessly with the surroundings.

11. Rockpanel cladding

Our state-of-the-art A1 fire-rated cladding system meets the latest, enhanced building regulations, ensuring maximum fire safety and protection for your building and its occupants.

12. Roof finish

Elevate and Icopal market leading EPDM roof systems, with up to 30 year insurance backed warranties available.



The benefits of our knowledge and experience in modular construction means we can deliver much more than just a building.

End-to-end service

Where tradition meets innovation:

With roots in traditional construction dating back to the 1970s, our team brings a unique advantage to the industry. We blend decades of hands-on experience with the latest in modern construction methods, creating a true hybrid approach. This enables us to offer our clients the best of both worlds—time-tested craftsmanship combined with innovative, efficient building methods. From concept to completion, our team knows how to deliver on every level, ensuring excellence in every project.

Project consultancy

Our highly experienced project consultants will assess your requirements, survey the site, and understand your specific needs to develop the very best solution from a blank canvas that is efficient, practical, high-quality, and affordable.

Design capability

Our in-house architectural team leverages cutting-edge Revit technology and years of industry experience to craft customised solutions, guiding you from concept to a design that meets your exact needs.



Contract management

Our experienced, in-house contract managers expertly oversee projects, primarily using JCT Design & Build Contracts, ensuring minimal client involvement while providing peace of mind and reducing project related distractions.

Project & site management

Our skilled Project and Site Managers ensure safe, efficient operations, maintaining high-quality standards while seamlessly coordinating off-site manufacturing, on-site preparation, and assembly with minimal disruption.

Regulatory compliance

Experience complying with the latest building regulations to ensure our

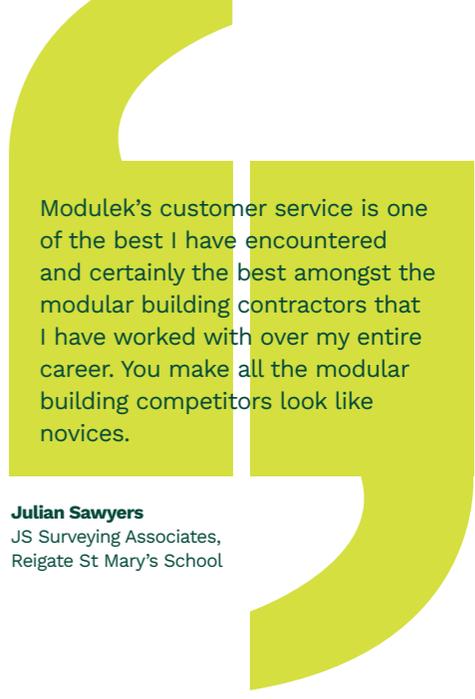
buildings are designed to the latest standards of compliance for energy efficiency, fire safety, and structural integrity, to name a few.

Knowledge of materials and sustainability

Understanding of materials suitable for modular construction and their environmental impact, as well as energy-efficient design principles and the very latest fire safety legislation.

Logistics and transportation

With extensive experience delivering modules to even the most challenging sites, our team thrives on a “can-do” attitude, consistently succeeding where others say it’s impossible.



Modulek’s customer service is one of the best I have encountered and certainly the best amongst the modular building contractors that I have worked with over my entire career. You make all the modular building competitors look like novices.

Julian Sawyers
JS Surveying Associates,
Reigate St Mary’s School

Cost control

Our experienced team of contract surveyors and cost control managers maintain a close grip on costs to ensure the project budget is protected and the maximum value for money is delivered.

Adaptability

Skills in designing flexible structures that can be easily expanded, reduced, reconfigured, or relocated.

Innovation mindset

Ability to leverage new technologies and methods to improve efficiency, quality, and sustainability in modular construction.

Positive outcomes

Planning applications

We offer a comprehensive planning application service that includes every detail required for a valid submission to the authorities. Our architectural team uses their experience in submitting successful modular applications to assess the specific location, needs, and history, ensuring the application is presented in the best light.

The team will produce all necessary drawings, including elevations, floor plans, site location plans, and block plans. An extensive range of external finishes can be specified at this stage to achieve the desired aesthetic for approval.

Our planning team has a proven track record of securing permissions for projects in sensitive locations.

Design & architecture

Supported by an experienced team of designers using the latest technology, we create tailored space solutions.

The design process encompasses structural details, finishes, sensitive locations, mechanical and electrical installations, foundations, and services.

We strictly follow current building regulations, integrating all necessary details into our designs and delivering comprehensive support across all RIBA stages 1-7:

- Strategic definition
- Preparation and briefing
- Concept design
- Spatial coordination
- Technical design
- Manufacturing and construction
- Project handover
- Use



It is great to work with a contractor that listens to client requirements, does what they promise and delivers a great building. Also, a great bunch of people and very much enjoyed working together along the way.

Patrick O'Connor
Kenneth & Edwards,
Consultant

Building regulations

We provide complete peace of mind by handling all communication with Building Control. We ensure full compliance with building regulations, managing submissions, site inspections, and plan reviews. All certifications are provided before handover, including the submission of key items to Building Control.

- Construction Drawings
- Structural Calculations
- Fire Strategy Plans
- Energy Performance Calculations
- Substructure Design
- Drainage Design
- Infrastructure Designs

Expertly managed delivery and installation, ensuring both efficiency and precision.

safely delivered

Delivery

The delivery process is managed entirely by Modulek, utilising specialist heavy haulage vehicles and cranes.

Our experienced team of surveyors evaluate every site individually, designing a specific delivery solution based on the following factors:

- Restricted access sites
- Health & Safety Regulations
- Sites of sensitive nature
- Remote locations

A comprehensive Health & Safety plan is produced for every project, providing the following:

- Method Statements
- Risk Assessments
- Lifting Plans
- Certifications

In recognition of our commitment to the highest Health & Safety requirements, we have been awarded accreditation to CHAS (Construction Health & Safety Scheme).

Installation

The installation process on-site, is managed entirely by Modulek, typically including:

- Placement of modules onto bases
- Bay to bay module jointing
- External rainscreen cladding
- M&E Installations and Commissioning
- Suspended Ceiling Installation
- Decorations
- Floor Finishes
- Final Service Connections

Complete turnkey service

We provide complete peace of mind and ease of project delivery by providing as many of the following items as required:

- Surveys
- Demolitions
- Reduced level excavations/retaining walls
- Foundations
- Service Connections
- Drainage Connections
- Access Ramps/Footpaths

- MUGA Courts/Playgrounds/Car Parks
- Soft Landscaping
- IT Installations
- Fire and Intruder Alarms
- FF&E

Our dedicated, qualified team of installers carry out the installation process safely, carefully and accurately, ensuring the client's full peace of mind that the building is commissioned effectively, exactly to the client's specification.

The single most important thing that impressed me about my experience with Modulek was their ability to build with minimal disruption to the school.

Charlie Little
School Bursar, Bloxham School

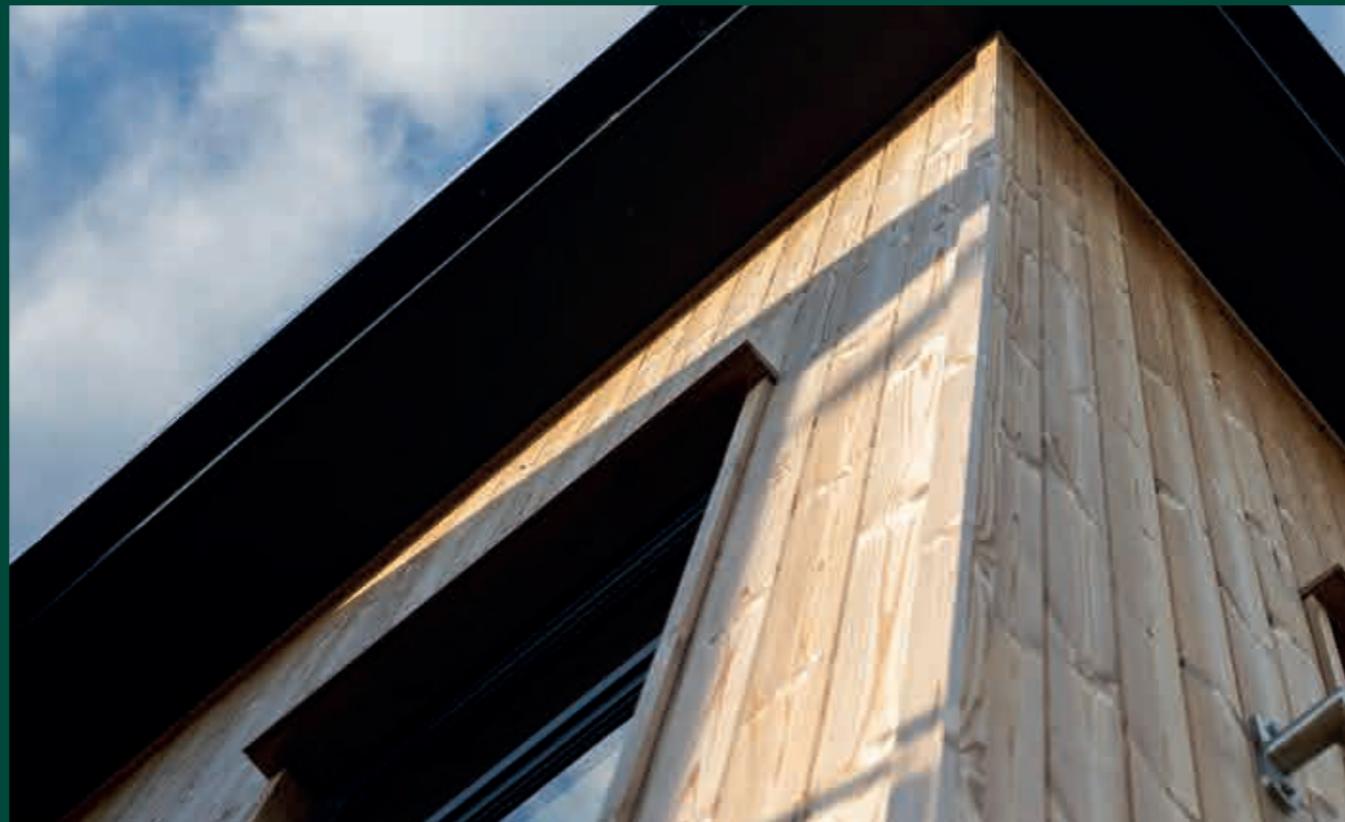




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Sector three



Trusted advisor

With over 50 years of construction industry experience in the education, sport, health and commercial markets, you can trust us to deliver bespoke building solutions. Built to meet our client's needs perfectly.

As market leaders, we have the expertise to drive innovation and efficiency in the rapidly evolving off-site construction industry.

Unmatched expertise

Working with us guarantees a level of trust and sector expertise that can't be matched. Key aspects of this expertise include:

Traditional build experience

Having transitioned from a traditional construction company, we have equal experience in both traditional build methods and off-site construction methods. This provides our clients with the best of both worlds - a true hybrid solution.

Consultancy service

Exceptional ability to understand client needs and transform them into tailored solutions that align perfectly with their vision.

Technical knowledge

Understanding the engineering principles, materials, and manufacturing processes specific to off-site construction.



Design innovation

Ability to push the boundaries of what's possible with off-site construction to create the wow factor.

Logistics management

An innovative, can-do approach that ensures maximum safety with minimal disruption.

Project management

Delivering a true end-to-end service from concept to completion, led by a team of highly experienced in-house experts.

Regulatory compliance

Extensive experience in meeting the latest building regulations, ensuring our designs adhere to the highest standards in energy efficiency, fire safety, structural integrity, and more.

Sustainability practices

Experience delivering to the most stringent BREEAM standards, building with sustainability at its core.

Technology integration

Deploying the very latest Revit design system to optimise the state-of-the-art solutions provided.

Cross-disciplinary skills

Ability to work across various trades and disciplines involved in modular construction, including architecture, engineering, manufacturing, and on-site assembly.

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Through a competitive tender and on a very tight timescale, Modulek provided a building which exceeded all expectations. From initial design to handover, the project ran seamlessly with no request becoming a problem; even those last minute changes which are always inevitable!

Facilities Manager
Ringwood School

A focus on efficiency, accuracy, and safety in every project we undertake.

Time is of the essence

We have an experienced project management team with members that have over forty years of experience in the construction industry, ensuring that our projects are managed at the optimum level of efficiency, accuracy and safety.

Next level management

The team has a proven track record of managing projects to the highest levels of service and management. This can be demonstrated by the sheer number of projects completed and the positive testimonials received from our clients.

Skill sets to match

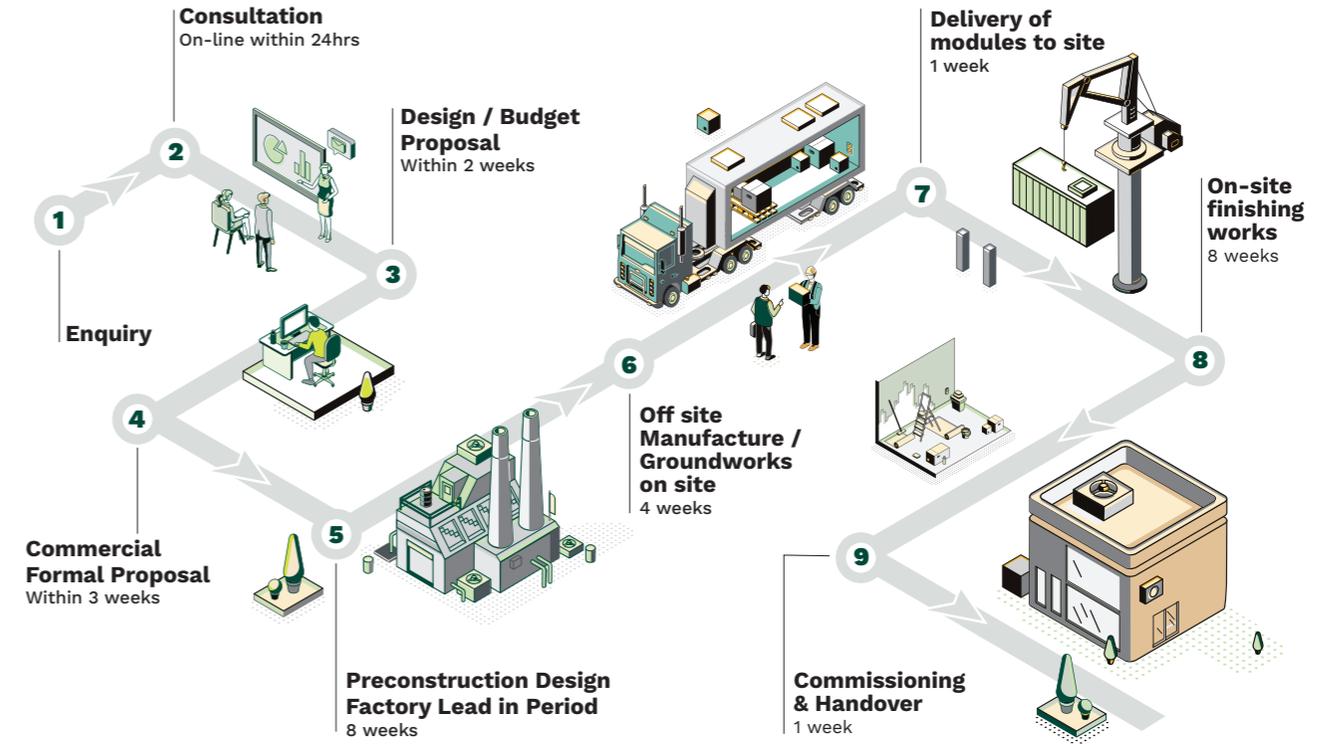
Our project management team is supported by skilled engineers who provide expertise in mechanical, electrical, technical, structural, and design engineering.

Our project management team provide the following aspects to projects:

- Monitoring of contractor performance
- Co-ordinating of contractors
- Design compliance monitoring
- Site management
- Client liaison
- Health & Safety management
- Contract management

Project management process

Based on a typical £1m project



Health & safety

We are committed to meeting all current HSE legislation, with our CHAS accreditation demonstrating full compliance with these stringent standards. Our site management personnel is trained and accredited under the CSCS Scheme, ensuring full compliance for competency and training.

Aftersales

Our dedicated support team addresses any defects in the first twelve months, with extended warranty services available upon request. Modulek has a proven track record in aftersales care, reflecting our commitment to detail. Our aftersales service offers peace of mind, safeguarding your investment.

Accreditations



Energy-efficient designs with sustainable materials for practical, comfortable spaces.

Sustainable future



Sustainable - Net Zero buildings

Carbon Zero commitment

At Modulek we understand the urgent need for change to address the climate crisis. With the built environment adding to 39% of all carbon emissions it is our responsibility to work towards continually improving our operations to reduce our carbon footprint.

We recognise the global impact of our operations and are dedicated to finding innovative solutions that enhance sustainability while reducing environmental harm, all while striving to meet our customers' needs.

Energy saving features

Our design process focuses on creating buildings that incorporate as many energy-saving features as possible to lower energy costs while ensuring a comfortable, practical working environment. Additionally, we prioritise the use of sustainable materials wherever feasible, typically using timber from these sources in non-load-bearing elements of the structure.

Our active approach to sustainability

Modulek's unique hybrid construction method offers a sustainable approach to construction. The holistic build process considers a building's carbon footprint from the design process right through to its delivery and installation. Constantly evolving, we do more than just meeting required energy performance parameters.

BREEAM

Modulek follows the controlled quality and environmental procedures accredited to the international standards within our builds. We are also able to fulfil BREEAM accreditation on building projects. We have completed a number of projects to meet BREEAM standards.

Passive House standards

With an expanding knowledge around Passive House requirements, Modulek are now working on designs to meet Passive House standards. Self-regulated heating reduces carbon and cuts a building's energy costs by improving its thermal efficiency.

Standard Features

- Photovoltaic solar panels
- Air source heat pumps (space and water heating)
- Part L compliant insulation U values (or greater if needed)
- Energy Performance A (EPC)
- Water saving taps, WC's and showers
- LED Lighting
- Heat recovery ventilation
- Bio-diverse roofs
- Rainwater harvesting





Discover
more



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