



Modular Construction
solutions by Modulek
Think outside the box.

Elite performance

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

Modulek LTD ©
Sports Portfolio



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ModuleK[™]

Fast track modular solutions

When it comes to building champions, your facilities matter. Modulek Sports Buildings are designed to deliver the ultimate in performance, well-being, and success for both professional and amateur sports clubs.

Trusted by leading teams, our innovative modular solutions combine speed, efficiency, and bespoke design to give your players the competitive edge. We invite you to discover how our state-of-the-art facilities can elevate your club to new heights.

Stephen

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





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ModuleK^{LTD®}



Why modular?

The answer lies in the re-framing of the problem or the challenge. 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.

Smart alternative

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

The majority of our projects include the following turnkey elements: Design, Manufacture, Installation & Groundworks.

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



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Competitive edge

With a distinctive focus on balancing functionality, aesthetics, and cost, our next-generation sports facilities can give you an edge over the competition. Thanks to intelligent design and construction expertise, we help your club deliver results FAST!



AFC Bournemouth Training Pavilion

Location: **Bournemouth, Dorset**

Timeframe: **8 weeks**

(inc groundworks)

Value: **£2,500,000**

Completed: **2018**



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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)

Project

When AFC Bournemouth were promoted to the Premier League, they rapidly needed to install a new Training Pavilion to facilitate the additional space needed for the Premier League requirements. Modules delivered in just 5 weeks during the close season.

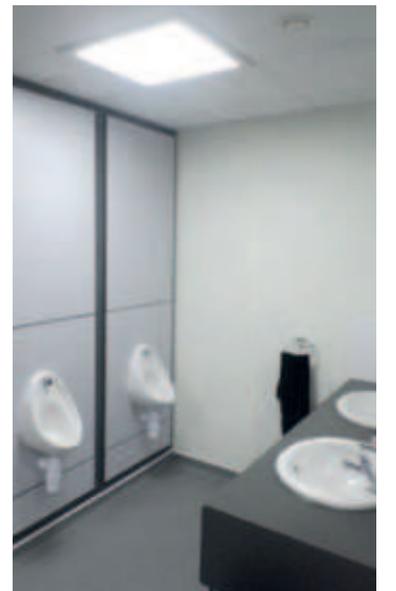
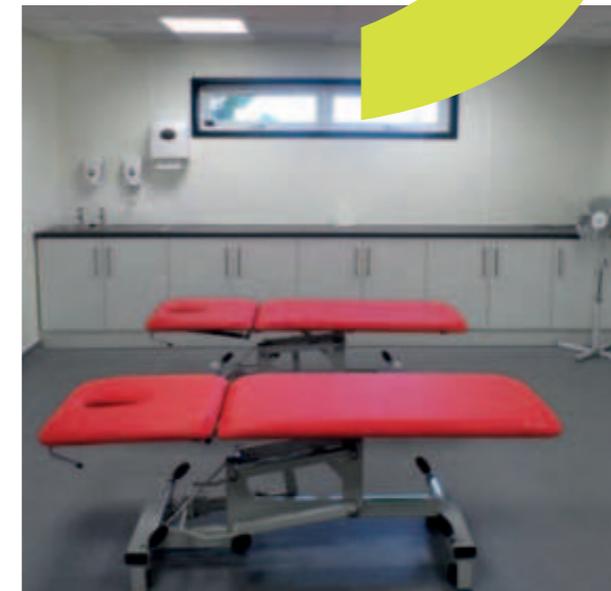




We knew bringing our training base under one roof would be a major milestone, enhancing our facilities to Premier League standards. Now, we truly feel that our club is moving forward and aligning with the league we're competing in.



Edward Howe
Manager,
AFC Bournemouth (2012-2020)





We had a short timeframe to prepare for the Premier League and needed to be ready quickly to support our players. Modulek understood our needs, executed the project efficiently, and had us operational at a high level in record time.



Kevin Thelwell
Sporting Director, Wolves FC

Wolverhampton Wanderers FC

Location: **Wolverhampton**

Timeframe: **8 weeks**

Value: **£2,000,000**

Completed: **2021**



Project

When Wolverhampton Wanderers FC were promoted to the Premier League, they needed a rapid building solution to meet the league's requirements and support their transition.

A four-week window was all that was available to add a gymnasium extension to the rear of an existing building and a further four-week window to construct a two-storey office extension, main reception and press room that was completed as the second phase. This fast-paced project ensured the club met Premier League standards seamlessly.





The speed of construction helped us massively, in terms of finishing the season and not having part of the training ground to now having the building. It will help us transition into the Premier League -especially the gym. We can do a lot more work inside on our reactivation and warm up in the gym.

Conor Coady
Player, Wolves FC

Modulek were clear with our budget and fully understood our objectives. They built and delivered more than we ever thought possible, in a very short timeframe. In terms of quality, they have really exceeded our expectations.

Annmarie Kearsley
Finance Director, Leigh Sports Village

Leigh Sports Village

Location: **Wigan, Greater Manchester**

Timeframe: **16 weeks**

Value: **£2,000,000**

Completed: **2020**



Project

A highly successful sporting stadium sought to expand with a versatile new building designed to serve multiple functions while seamlessly integrating with the surrounding state-of-the-art sports complex. With a pressing timeline, the building needed to be fully operational in time for the 2022 Women's European Football Championships, during which it served as a prominent host venue throughout the tournament.





We were very appreciative of Modulek picking up the project at short notice and bringing it to a conclusion. We're delighted to now be able to offer our players and staff a high-quality facility and accommodation.



Nick Hawker
Interim Executive Chair, Exeter City FC

Exeter City FC

Location: **Exeter, Devon**

Timeframe: **16 weeks**

Value: **£3,000,000**

Completed: **2022**



Project

The Exeter City Supporters Trust approved a new training facility at Clifford Hill to replace their outdated 1970s building. Modulek stepped in to revise plans and maintain the project schedule and budget when the initial contractor fell through.

The upgraded facility included a state-of-the-art gym, treatment rooms, changing facilities, and open-plan offices for staff, along with meeting and flexible workspaces. A shared canteen and terrace overlooking the pitches will promote community among players, staff, and visitors.

Modulek's turnkey approach ensured seamless delivery, allowing the Club to continue operations uninterrupted during construction.



We've created a fantastic working environment for players and staff. We now have a top-tier facility that fits seamlessly into its environment and aligns well with carbon-neutral principles. Planning required us to meet BREEAM standards, incorporating features like air source heat pumps, a green roof, and solar panels.



Alex Tunbridge
CEO, Cambridge Utd FC

Cambridge Utd FC

Location: **Cambridge**
Timeframe: **10 weeks**
Value: **£3,500,000**
Completed: **2023**



Project

Cambridge United Football Club were on a mission, both on and off the pitch. The old training facility was not fit for purpose and a brand-new building was required to fulfil their ambitious plans.

Modulek leveraged its elite football league expertise to offer innovative design solutions, propelling the Club to the next level.



In football, if you stand still, you go backwards. Things happen very quickly. The owners and the board required us to ensure we didn't lose time. We removed our old cabins at the beginning of May. By the middle of July, we had 17 modular units coming off the motorway, and five days later, we had a building.

Alex Tunbridge
CEO, Cambridge Utd FC





Sheffield Wednesday FC

Location: **Sheffield**
Timeframe: **6 weeks**
(inc groundworks)
Value: **£1,000,000**
Completed: **2019**



Project

Under new ownership and with eyes on improving facilities, Sheffield Wednesday wanted a new training pavilion to provide the players and the staff with every opportunity to perform at the highest levels.

Modulek designed a relocatable two-storey facility featuring a gym with pitch views and a strengthened floor, spacious changing rooms, a players' lounge, office spaces, and advanced physio areas equipped with a hydra pool, ice bath, sauna and cryo sauna.

The project was manufactured and delivered to the site in just six weeks. Working in partnership with the club's appointed groundworkers, Modulek completed the installation and handed over to the club, fully ready for the start of the new season.

Project

London Stadium urgently needed to replace their temporary Staff Security entrance building, which offered little protection against the elements.

The priority was to design a new building to complement the existing state-of-the-art, multi-use stadium. A home to West Ham United, UK Athletics, Major League Baseball as well as concerts and many memorable sporting and art events.

A turnkey solution meant that as foundations were put in place on site, off-site construction commenced ensuring for a quick and smooth installation process.



London Stadium (West Ham Utd)

Location: **London**

Timeframe: **12 weeks**

Value: **£900,000**

Completed: **2021**





Coventry City FC

Location: **Coventry**
Timeframe: **2 weeks**
(inc groundworks)
Value: **£250,000**
Completed: **2019**

Project

To support rapid academy growth, Coventry City FC required a first-team changing and briefing facility seamlessly connected to their existing Training HQ. Modulek delivered a bespoke building, ensuring smooth access between the training ground, gym, canteen, and new facilities.

The project included walk-in showers, WC cubicles, first-team lockers, a built-in briefing screen, and integrated storage. Delivered as a turnkey solution, Modulek managed the foundations, service connections, and integration with the existing building, providing a high-quality, fully functional space that meets the club's professional needs.

Project

St. George's commissioned an architecturally designed changing pavilion for their college site. The costs received for a traditional build contract exceeded the school's budget. Modulek were invited to review the plans and propose a matching design in their hybrid construction method to rescue the build so it could go ahead.

St. George's College

Location: **Weybridge, Surrey**
Timeframe: **10 weeks**
Value: **£1,000,000**
Completed: **2019**



Madlins are pleased to have partnered with Modulek on this changing room project. Their off-site modular construction delivered a bespoke design at a significantly reduced cost while overlapping with on-site preparation to meet the schedule.

Andrew Rogers
Partner, Madlins Construction & Property Consultants



Early engagement allowed Modulek to address key considerations like safeguarding students, minimizing disruption to neighbors, and managing material logistics, ensuring a smooth build process.

Andrew Rogers
Partner, Madlins Costruction
& Property Consultants

Upton Junior School

Location: **Broadstairs, Kent**
Timeframe: **10 weeks**
Value: **£1,000,000**
Completed: **2021**



Project

Under new ownership and with eyes on improving facilities, The school required a full turnkey package for this project including demolition of the old site, full planning and design, off-site construction and installation.

After a successful CIF bid secured funding, Modulek collaborated closely with construction consultants to deliver the project. Providing a complete turnkey service, they ensured seamless communication and efficient progress from start to finish.



Ashton Playing Fields

Location: **Redbridge, Essex**

Timeframe: **10 weeks**

Value: **£850,000**

Completed: **2019**



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Modulek delivered exactly what we needed at Ashton Playing Fields. They worked within our strict budget to provide excellent changing facilities, toilets, and administrative space for our football team. Their professionalism and attention to detail ensured a smooth and efficient process from start to finish.

Redbridge Borough Council

Project

Redbridge Borough Council had an immediate need to relocate their local football team. With firm budget requirements in place, Modulek were able to value engineer the project at Ashton Playing Fields to provide changing and toilet facilities for the players and an area to house the football team's administration department.



Spencerswood Pavilion

Location: **Shinfield, Berkshire**
Time on site: **6 weeks**
Value: **£800,000**
Completed: **2020**

Project

Shinfield Parish Council replaced a dated, unfit building at Spencers Wood Recreation Ground with a modern community facility. The new community space, essential for the parish preschool and community hire, was completed within a tight building window before the start of the September term.



Project

Thornden Tennis Club needed a new pavilion to provide WC, changing and spectator facilities to enable their operation to meet statutory guidelines and be separate from the main school site. The building was delivered in a single day, and 100% of the materials were manufactured off-site to minimise disruption on-site.

Thornden Tennis Club

Location: **Southampton, Hants**
Time on site: **2 weeks**
Value: **£150,000**
Completed: **2013**

Security building, London Stadium

ENTRANCE

Discover
more

SECURITY
RECEPTION

LONDON
STADIUM



Stephen Pester | Commercial Director
07848 458842
stephen.pester@modulek.co.uk



Dan Pester | Sales Director
07848 454246
dan.pester@modulek.co.uk



Please contact us today to book a consultation with one of our Project Directors:

01202 813121 | sales@modulek.co.uk

