



EXPLORE

MODULAR

CAPABILITY STATEMENT



International
Organization for
Standardization



About Us

Explore Modular is a leading provider of modular building solutions, catering to both commercial and residential markets. Our expertise spans a broad range of sectors, including education, healthcare, Ministry of Defence (MOD) special projects, data centres, and more. We pride ourselves on delivering high-quality, turnkey design and build schemes across the UK and Europe. Our commitment to sustainability includes achieving A+ energy ratings and striving for net zero carbon emissions in our projects.

Our Specialisms

- **Education:** We have successfully completed numerous projects for the Department for Education (DfE), trusts and local councils, providing state-of-the-art modular classrooms and school buildings that meet the highest educational standards.
- **Healthcare:** Our portfolio includes various projects for the NHS, delivering both clinical and non-clinical facilities that adhere to stringent healthcare regulations and standards.
- **Commercial:** We have constructed modern office spaces for clients such as Metropolitan Thames Valley Housing, ensuring functional and aesthetic workplaces.
- **Site Welfare Facilities:** Long-term site welfare projects for major construction companies like Berkeley Group and Vistry Partnerships, providing essential amenities for site workers.
- **Residential:** Our volumetric construction solutions for private developers encompass high-quality residential units that offer efficient and sustainable living spaces.
- **Special Projects:** Specialised modular buildings designed to meet the unique requirements of the Ministry of Defence and advanced modular data centres for clients like Apex, ensuring secure and scalable solutions for data management and storage.

Accreditations and Standards

- **Constructionline Gold:** Demonstrating our adherence to industry standards and commitment to delivering high-quality projects.
- **ISO Accreditations:** Ensuring our processes meet international standards for quality management (ISO 9001), environmental management (ISO 14001), and occupational health and safety (ISO 45001).
- **CHAS Accreditation:** Reflecting our commitment to health and safety excellence across all our projects.

Our Capabilities

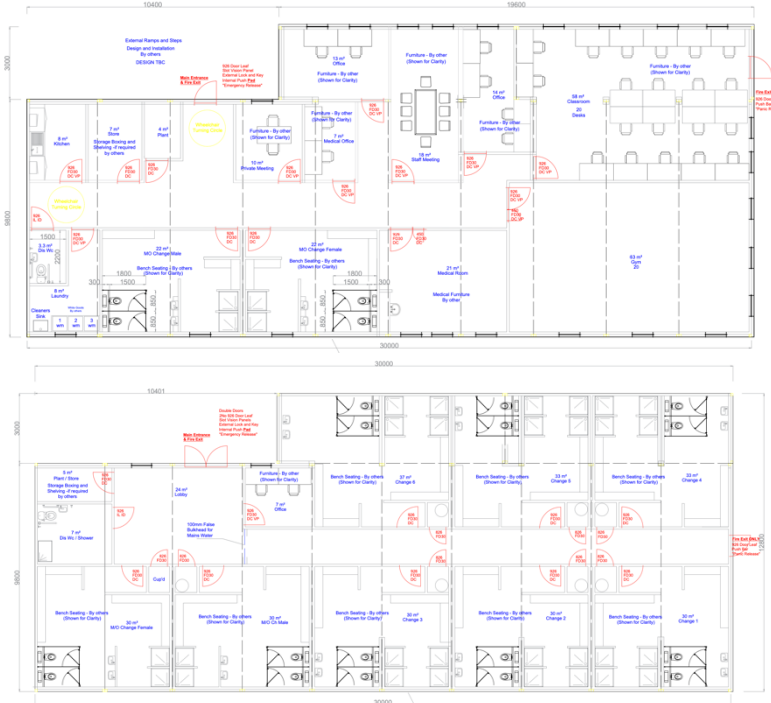
- **Turnkey Design and Build:** Explore Modular offers comprehensive turnkey solutions, managing every aspect of the project from initial design through to final construction. Our experienced team ensures seamless integration of all project elements, delivering buildings that meet client specifications on time and within budget.
- **Experienced and Qualified Team:** Our team is comprised of highly qualified professionals, all of whom are enhanced DBS checked. They bring vast experience and a diverse range of skills to every project, ensuring the highest standards of workmanship and safety.
- **Geographic Reach:** With operations across the UK and Europe, we are equipped to handle projects of any scale and complexity, delivering modular solutions that meet local and international standards.
- **Sustainability Commitment:** Explore Modular is dedicated to sustainability, achieving A+ energy ratings for our buildings and striving towards net zero carbon emissions. We integrate energy-efficient designs and sustainable practices in all our projects, contributing to a greener future.

Contact Us

For more information on how Explore Modular can assist with your modular building needs, please contact us at info@exploremodular.co.uk / 0208 520 5016. Explore Modular is committed to delivering exceptional modular building solutions that meet the diverse needs of our clients across various sectors. Our expertise, combined with our extensive experience and robust accreditations, positions us as a leader in the modular construction industry.

Client: Arena Group

Completion: October 2024

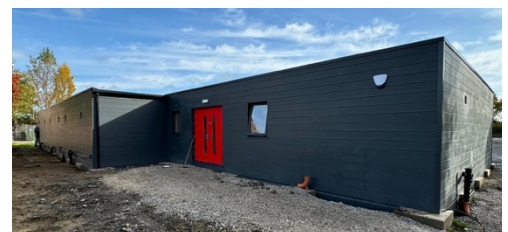


Explore Modular successfully delivered two modular buildings for Wrexham FC and Wrexham Youth Academy, providing modern changing rooms, a state-of-the-art gym, and office facilities. The project, totalling 22 bays, was completed in just 12 weeks from design to installation under a JCT Design and Build Contract. These bespoke facilities included 10 changing rooms with integrated showers and toilets, a reinforced gym floor to support high-impact equipment, and cladding and fixtures designed to align with the club’s branding.

Explore Modular’s in-house team collaborated closely with Wrexham FC to create a tailored design that met both FA compliance and UK building regulations. The facility layout optimized functionality for players and staff, while energy-efficient systems ensured A-rated SBEM compliance, aligning with the club’s sustainability goals.

The project presented several challenges, including constrained site access, which was resolved through precise delivery coordination with David Watson Transport and the use of specialized lifting equipment for installation. Despite the tight 12-week timeline, Explore Modular’s streamlined project management system, Simpro, ensured every phase was delivered on schedule. Mid-project changes, including additional gym and recovery spaces, were seamlessly integrated without impacting the overall timeline. The complex M&E requirements for electric showers and ventilation were addressed with a robust design, balancing compliance and efficiency.

The completed facilities exceeded expectations, providing functional and professional spaces that have significantly enhanced Wrexham FC’s operations and training capabilities. The success of this project reinforced Explore Modular’s reputation for delivering high-quality modular solutions within challenging timelines and budgets.



Client: David Watson Transport Services

Completion: June 2024



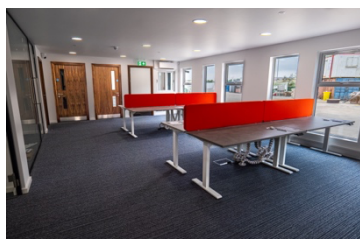
Project Overview

Explore Modular was appointed as the principal contractor for the design, build, and installation of a double-storey modular office building for David Watson Transport. The project featured a comprehensive range of office spaces, including open-plan areas, private offices, meeting rooms, canteen, staff lounge areas, and a roof terrace. The building solution was a refurbished modular structure, providing a high-quality, cost-effective option that met the client's needs within an exceptional timeframe. The project was delivered on time and within budget, meeting all the client's requirements and exceeding expectations in terms of quality and efficiency. The client was particularly pleased with the seamless delivery and installation process, as well as the adaptability shown in working within a live commercial environment.



Key Achievements

- High-Quality Modular Solution:** The office building was constructed using refurbished modular units, clad with Hardie panel and Hardie plank for a durable and aesthetically pleasing finish. The interior featured walnut doors and trims, along with glazed partitions, creating a modern and professional environment. A comprehensive M&E design ensured that the building met all the functional requirements of a busy commercial office.
- Speed and Efficiency:** The majority of the construction work was completed off-site at our yard in Essex. This off-site approach allowed for a flawless, rapid installation process, with all modular units delivered and installed in just one day. This efficiency was crucial in meeting the client's tight deadlines.
- Adaptation to a Live Commercial Environment:** Working within a live commercial setting required careful planning and adaptation to accommodate heavy vehicle movements and minimize disruption to David Watson Transport's ongoing operations. Explore Modular successfully managed these challenges, ensuring that business activities continued smoothly throughout the project.
- Comprehensive Design and Build:** The project included a wide range of functional spaces to cater to the client's diverse needs. Open-plan offices provided collaborative working environments, while private offices and meeting rooms offered spaces for focused work and confidential discussions. The addition of staff lounge areas, and a roof terrace enhanced the overall working environment, contributing to employee well-being and satisfaction.



Client: Metropolitan Thames Valley Housing

Completion: January 2024

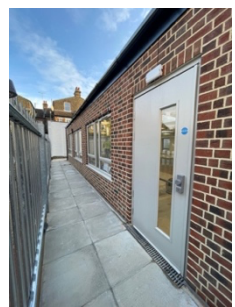
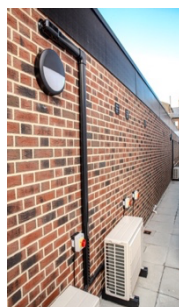
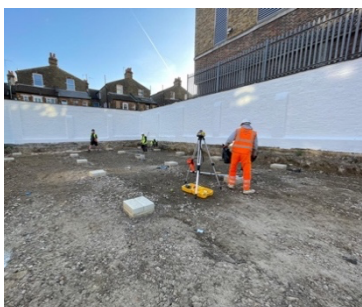


Project Overview

Explore Modular, acting as the principal contractor, demonstrated exemplary performance in delivering the Mudie Yard project on schedule and within budget, setting remarkable standards. This endeavour involved the complete demolition and erection of a new modular office accommodation building comprising 8 bays. Situated in the London Borough of Lambeth, this project presented a multitude of challenges, all of which were adeptly addressed with efficiency and excellence.

Key Points

- Comprehensive demolition, including the meticulous removal of high-risk asbestos items, followed by the erection of a new modular office building.
- Implementation of intricate mechanical and electrical (M&E) plans to ensure seamless functionality.
- Extensive ground works encompassing detailed landscaping with green fences, restoration of brick walls, installation of bike stores, bin stores and block paving surfacing.
- Interior design featuring expansive modern open-plan office spaces, diverse meeting rooms, manager offices, and lower and toilet blocks. Incorporation of roof lights and a brick slip system to harmonise the structure with the local surroundings.
- Adherence to stringent timelines and budgetary constraints, navigating wide loads and bulky deliveries through central London.
- Meticulous management from design inception to final handover, with installation of all modular units in a single day and all site works completed within fewer than 6 months.



Constructionline
Gold Member



Constructionline
Social Value Completed



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Client: NHS

Completion: August 2021



Project Overview

Explore Modular, in collaboration with Premier Construction, successfully delivered a high-quality training facility for NHS staff at Norfolk and Norwich University Hospital (NNUH) in Norwich. The project involved constructing a 12-module, 2-storey building spanning 360 square meters, tailored to meet NHS specifications.

Key Points

- Comprehensive groundworks, including pad foundations, electricity, and waste installation, overseen by trusted subcontractor partners.
- Close collaboration with Premier Construction and the client team to finalise design specifications and ensure alignment with NHS standards.
- Project executed amidst the Covid-19 pandemic, necessitating a significantly reduced program.
- Achieved a 2-week turnaround from footings to the completion of a 2-storey modular build.
- Close coordination with Premier Construction and NNUH to minimise disruption to hospital operations, with careful scheduling of deliveries and adherence to strict Covid-19 procedures.
- Installation of essential furniture, fixtures, and equipment (FF&E) for training rooms, offices, and function rooms meeting NHS specifications.
- External cladding using sustainable cedar material for aesthetic appeal, low maintenance, and superior sound and heat insulation properties.
- Completed within budget and the challenging timeframe with positive feedback from the client and building users.
- The NNUH Education Centre now serves as a vital training hub, equipped with state-of-the-art facilities to support NHS staff development and enhance patient care.

Client: Kent County Council

Completion: November 2024



Project Overview

Explore Modular was appointed as the main contractor to deliver a 3-bay modular SEN classroom at Hawkhurst Primary School. The project was designed to provide a high-quality learning environment tailored to the needs of children with special educational needs. The classroom featured a brick slip façade, an interactive teaching wall, DDA-compliant facilities, and a robust design that blended seamlessly with the existing school environment.

Challenges and Approach

The site presented a unique challenge as the building was installed within a quadrangle on a steep slope, requiring precise planning and execution. The project was carried out during term time, necessitating careful coordination to minimise disruption to staff and students. Regular design meetings were held with key stakeholders, and extensive site surveys were conducted to ensure all aspects of the build were addressed smoothly and within budget.

Social Value Contribution

To give back to the school community, Explore Modular donated laurels for planting, enhancing the school's outdoor spaces, and provided a monetary donation to recognise the efforts of teaching staff, highlighting the company's commitment to supporting education beyond the physical building.

Outcome

The project was successfully delivered on time and within budget, providing Hawkhurst Primary School with a state-of-the-art SEN classroom. The new space met all functional requirements while creating an inviting and supportive environment for learning.

Client: Better Together Learning Trust

Completion: October 2024



Project Overview

Explore Modular was appointed as the main contractor to design and build a 3-bay SEN modular classroom for Friars Academy. The classroom included a Hardie plank facade, a fully equipped kitchen, DDA-compliant toilets, storage facilities, and both internal and external features tailored specifically to SEN needs. Special design elements included colour points to enhance visual clarity and create a safe, engaging space for students complete with classroom furniture.

Challenges and Approach

The project was carried out during term time, requiring precise scheduling and coordination to avoid disruption to the school's daily operations. Explore Modular held regular design meetings with the client and conducted comprehensive site surveys to ensure smooth delivery. Stakeholder collaboration allowed the project to stay on track and within budget, meeting all key milestones.

Social Value Contribution

As part of its commitment to adding social value, Explore Modular donated specialised SEN learning equipment and games designed to improve students' fine motor skills, directly supporting the academy's mission to provide high-quality education for children with additional needs.

Outcome

The new SEN classroom was delivered on time and on budget, seamlessly integrating with the school's existing facilities. Friars Academy now benefits from a purpose-built space that supports the specific needs of its students, ensuring a high-quality learning environment.



Client: Thurrock Council

Completion: August 2023



Project Overview

Explore Modular swiftly responded to Thurrock Council's urgent need for a refurbished 2-bay modular classroom during the 6-week summer holiday. Our team ensured prompt delivery and installation, coordinating closely with stakeholders to meet the project's strict timeline and budget. Enhanced DBS checks were conducted on all site staff to prioritise safety. Access constraints necessitated modifications to school gates and the laying of trackway to protect the field. Explore Modular developed detailed transport and lifting plans, issuing method statements to confirm delivery and installation processes. Despite challenges, the project was delivered on time and within budget. The new accommodation was well-received by students and staff, facilitating curriculum delivery for the upcoming academic term.

Key Points

- Explore Modular appointed as Main Contractor for a turn-key refurbished 2-bay modular building.
- Full Groundwork's package, including foundations, services connection, and SUDS-compliant attenuation tank.
- Detailed M&E plan, incorporating connections to existing suppliers for data, CCTV, access control, and fire alarm systems.
- Installation of trackway ground protection mats for construction traffic access.
- Meticulous project management ensured minimal disruption to school activities.
- Despite challenges, including access constraints, the project was completed on time and within budget.
- Enhanced DBS checks were conducted on all site staff to ensure safety compliance.





Client: Thurrock Council

Completion: April 2024



Project Overview

The project involved delivering and installing a refurbished two-bay modular classroom at Little Thurrock Primary School during term time, with stringent DBS checks and safeguarding measures to ensure safety. A dedicated team ensured timely, disruption-free completion through daily coordination. Offering a turnkey solution from design to installation, the project met Department of Education standards and budget constraints. Effective logistics and subcontractor management ensured seamless delivery and installation despite challenges. The school community was highly satisfied, with significant cost savings and contributions to social value through local initiatives and volunteer hours.

Key Points

- Delivery and installation of a refurbished two-bay modular classroom during term time
- Full turnkey solution including design, planning, supply of fixtures, fittings, and furnishings
- Adherence to Department of Education specifications and building control standards
- Implementation of stringent safeguarding measures and enhanced DBS checks for site staff
- Efficient logistics and detailed planning for safe transportation and installation
- Inclusion of modern educational needs in M&E specifications (CCTV, alarms, data systems, air conditioning)
- Site-specific considerations to protect school property and ensure safety during demolition and groundworks

