

Client: Medway Council

Value: £400K

Completion: June 2025



Client: Medway Council

End User: Rivermead Inclusive Trust

Sector: Education: Early Years

Project Type: Refurbished Modular Nursery Building

Project Stage: RIBA Stages 1–5 (Full Turnkey Delivery)

Completion: Late Summer

Value: £400,000

Floor Area: 116m²

Overview

Explore Modular were appointed by Medway Council to deliver a new early years facility at Luton Primary School, on behalf of the Rivermead Inclusive Trust.

The project had been on hold for several years due to funding challenges, and when funding was released, Medway Council re-tendered the scheme as an open national opportunity, attracting interest from modular building providers across the UK.

Explore Modular were successfully awarded the contract, achieving the Most Economically Advantageous Tender (MEAT) through a combination of high-quality submission scores and targeted cost efficiencies.

Challenges & Value Engineering

During the preconstruction phase, Explore Modular worked closely with Medway Council to identify opportunities for cost savings without compromising quality or compliance. Through a series of design reviews and procurement efficiencies, we successfully delivered £35,000 in savings against the original project total.

The solution centred around the refurbishment of an existing modular steel structure, which was stripped back to its raw frame and inspected by a structural engineer to verify its suitability and confirm a further 25-year design life.

From this foundation, Explore Modular created a fully Building Regulations-compliant modular nursery building featuring a warm roof deck and a modern Cedral cladding finish, achieving both performance and visual appeal.



Design & Fit-Out

As an early years facility, the internal fit-out was carefully designed to meet nursery and safeguarding requirements. This included:

- Low-level toilets and sinks
- Integrated nappy changing area
- Child-friendly FF&E package
- Durable, easy-clean finishes throughout
- Externally, Explore Modular delivered a comprehensive landscaping and access package, including:
 - Demolition of the existing modular building
 - Reduced ground levels to achieve level access
 - Soft rubber crumb play surfaces
 - Covered outdoor play area

Site Logistics & Delivery

One of the most critical elements of the project was the logistical planning. The school is located within a densely populated residential area, accessible only via two narrow, double-parked streets.

To ensure safe and compliant delivery, Explore Modular:

- Obtained a Highways Licence from Medway Council
- Distributed advance notification leaflets to all local residents
- Implemented a 24-hour traffic management plan
- Coordinated timed deliveries to minimise disruption

These proactive measures ensured a smooth installation process and strong community relations throughout the project.

Compliance & Outcome

The refurbished modular building was designed, manufactured, and installed to achieve full Building Regulations compliance across all disciplines, including structure, fire, thermal performance, and accessibility.

Although not designed to DfE Output Specification standards, the building was tailored to the operational needs of the Trust and fully compliant with all statutory requirements, providing a safe, high-quality, and sustainable early years environment.

The project was completed successfully within the agreed programme and budget, delivering a modern, efficient, and welcoming nursery facility for Medway Council and the Rivermead Inclusive Trust.