

Client: Thurrock Council

Value: £500K

Completion: Summer Term

Client: Thurrock Council
Location: South Ockendon
Type: Single Modular Classroom
Pricing: £500k
Delivered: Summer Term



Project Summary

Similar Cost, Type, and Operational Site

Explore Modular was appointed as Principal Contractor by Thurrock Council to design, manufacture, install, and fit out a single modular classroom at Somers Heath Primary School. The project was required to support growing student numbers with minimal disruption to teaching. The works were carried out within the live school environment during term time, with handover completed before the start of the September term.

Constraints – Restricted Access & Operational Site

The site posed significant logistical constraints:

- Restricted vehicle access due to narrow roads and limited turning space.

- All deliveries and crane operations had to be scheduled outside of school drop-off and pick-up times to ensure pupil safety.

Explore Modular created a detailed Delivery and Installation Plan, which included:

- Delivery scheduling met tight deadlines.

- Use of smaller delivery vehicles.

- Site-specific RAMS and lifting plans to manage crane installation within tight spaces.

- Coordination with school staff to agree exclusion zones and movement times.

Challenges:

- Working within an operational school environment without impacting daily operations

- Condensed delivery programme during the summer holidays.

- No prior ground investigation information provided.



Mitigation Measures:

Weekly progress meetings were held with the school's site manager to align the programme with the school calendar and avoid disruption.
A provisional sum was used for groundworks, based on previous project data held in Simpro. This prevented delays while awaiting site-specific information.
Out-of-hours working and weekend operations ensured the teaching environment was protected.

Successes:

Project delivered on time and within budget.
Zero incidents or complaints from staff, students, or parents.
High client satisfaction and repeat business from Thurrock Council.

Results and Lessons Learnt

Project Outcomes:

Delivered a modern, energy-efficient learning space using modular construction.
Provided capacity uplift for the school without compromising the existing infrastructure or academic timetable.
Enabled future flexibility – the building is demountable and relocatable.

Lessons Learnt:

Early engagement with the school and stakeholders is essential for programming success.
Investing in logistical planning at tender stage reduces risk significantly.
Using Semipro to draw cost and programme information from previous jobs provided accuracy and efficiency in pricing and planning.

Conclusion

Explore Modular's project with Thurrock Council at Somers Heath School demonstrates their prowess in providing innovative and cost-effective solutions for educational expansion. Their role as the primary contractor in delivering a single demountable classroom that met the school's requirements efficiently and effectively underscores the value of modular construction in the education sector. This case study serves as a testament to Explore Modular's dedication to educational excellence and their ability to execute complex projects with precision and expertise.

