



BUILDING A
BRIGHTER FUTURE
WITH **MMC**

 **Totally** Modular™

WHO ARE TOTALLY MODULAR?

It is acknowledged globally that the adoption of modern technologies, products and processes, collectively referred to as **MMC**, will be crucial in the delivery of sustainable built environments.

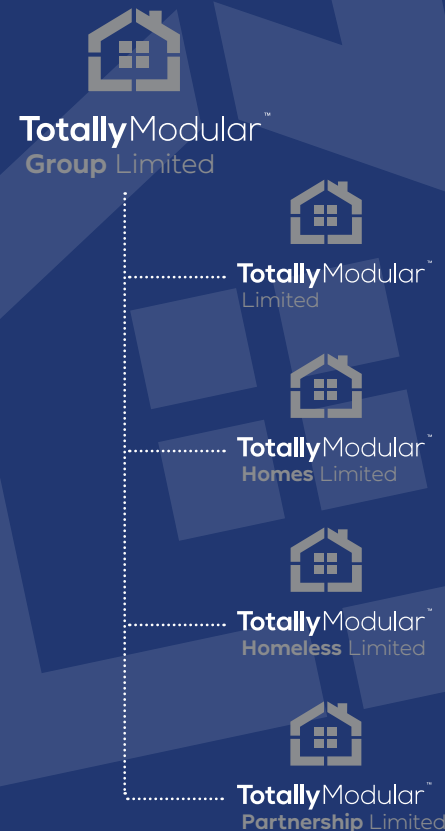
BUILD IT... **SMARTER**

Totally Modular are one of the pioneers of Modern Methods of Construction (**MMC**) in the UK. We design, manufacture and construct steel framed volumetric modular buildings, providing a full turnkey offering to the residential, public and private sectors in the UK and overseas.

We pride ourselves in working with partners who aim to deliver a future proof asset for the benefit of all stakeholders, achieving compliance to environmental, safety and quality standards. Having developed a proven system to enable us to build up to 18mtrs (6 storeys), our buildings are constructed using a hybrid HRS and LGS steel skeletal structure with all building fabric and fixtures fitted within our certified factory environment resulting in minimal on-site finishing activities.

In addition to our purpose built factory in the heart of England we have developed a pioneering production model whereby our current centralised manufacturing “**HUB**” can be replicated in areas of highest demand across the UK or overseas through the establishment of “**SPOKE**” factories, with minimal factory set up and operational costs.

OUR **STRUCTURE**



Prime Minister Boris Johnson chose our modular housing units as the backdrop for the announcement of his BUILD, BUILD, BUILD campaign

WE ARE **WHAT WE DO**

THE BASIC PRINCIPLE

A revolution is under way in the construction industry; a move away from traditional site building to one in which a digital platform is used to create standardised frameworks within which modules and elements are constructed in factory settings, transported to site and assembled. It really is as simple as that; we design your modules which are then constructed in our facility, transported by lorry to site and craned into position onto pre-prepared foundations. The only site work required thereafter is to bolt modules together and connect services. But like most simple things it takes a lot of practice and dedication to make it work. With **Totally Modular** by your side we can make it work for you.

BUILD IT... **BETTER**

BUILD IT... **GREENER**

BUILD IT... **FASTER**

To really get the most that the **offsite building** process has to offer, our early interaction with you is key to delivering the most cost effective and rewarding project, from initial planning and logistics through to handover.



WHY MMC?

“A significant proportion of homes must be built using **modern methods of construction (MMC)** if we are to meet the target to deliver 300,000 homes annually” - *House of Commons select committee report.*



BUILD IT... **BETTER**

A NEW LEVEL OF QUALITY

Factory production methods bring a new level of quality to the building process. Our volumetric modular buildings consist of a hybrid steel frame structure complete with all wall, floor and ceiling fabric ensuring compliance with internal and external quality control checks throughout all stages. All structural build processes, external facades and internal fit outs are undertaken within factory conditions utilising our bespoke manufacturing facility. This ensures modules remain clean, dry and protected until delivery to site where only a minimal timeframe is required for erection, inter-module connectivity and connection to services.



BUILD IT... **GREENER**

REDUCED CARBON FOOTPRINT

The factory based manufacturing process provides scope to significantly reduce the carbon footprint of each module through the introduction of more innovative, energy efficient elements to be readily incorporated into the construction process. Likewise, a leaner manufacturing process produces far less material waste when compared to traditional on-site construction activities. For local communities this means less disruption on site, with less traffic, less noise, less pollution, and for the end user, improved energy efficiency resulting in reduced whole life cycle running costs.



BUILD IT... **FASTER**

LESS TIME ON SITE

Anyone who has experienced a conventional site building programme will recognise the issues of days lost to bad weather, a global shortage of skilled trades people, disruption associated with deliveries, materials and work activities damaged resulting in additional time on-site. Factory built modules can be in production come rain or shine. What's more, they can be in production at the same time as ground works are being prepared, compressing the total build time.



We combat the global shortage of skilled labour by training our own teams, through close collaboration with local colleges and universities.



DELIVERING RESULTS



GOVERNMENT BACKING

Modern Methods of Construction is a subject with a growing following with governments worldwide. Part of the Affordable Homes Programme in the UK for example includes the calculation of PMV (Pre-manufactured Value), a means of encouraging uptake and rewarding homes with a PMV of 55% or more. Our category 1 MMC modules, classified as **3D Primary Structural Systems**, are capable of producing a PMV in excess of 80%. Add global climate change targets into the mix and MMC represents a convincing solution to the need for sustainable housing and commercial buildings worldwide.



COST EFFICIENT



QUICKER TO MARKET

Time is money they say. Some estimates show a potential reduction in construction time up to 50%. This could mean opening early or hitting a tight project deadline. It certainly means less waste, less time spent on-site and fewer delays due to unforeseen events. Individual units can be delivered, installed and water tight within a couple of days. Quicker to build means quicker to market.



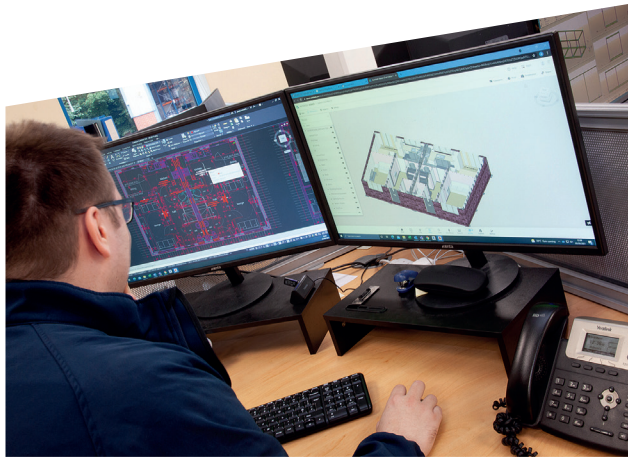
BUILDING SAFELY

A SAFER BUILDING ENVIRONMENT

The statistics on injuries and accidents in the building industry is alarming to say the least with the majority of fatal injuries being caused by falls from height. We take health and safety very seriously at **Totally Modular** and with the vast majority of our work being carried out within the factory we are able to monitor our workforce more closely and minimise the risk of injury. All site work is carried out under strict supervision at all times. It all helps to reduce 'down-time' and increase productivity - a win win for everyone.

TOTALLY MODULAR AS YOUR SUPPLY PARTNER?

Our mission is a simple one - to be recognised as a leading manufacturer and provider of **steel framed volumetric buildings** into the residential, public and private sectors in the UK and overseas.



FULLY ACCREDITED

PEACE OF MIND



Anyone looking for a supply partner needs reassurance that we can deliver what we say we can. What you need is clear evidence built on trust and backed up by independent third party accreditation. Our service, design, factory, manufacturing processes and procedures are backed by appropriate professional bodies. This includes warranties from **BOPAS** and **Checkmate** for complete peace of mind and give you the confidence of being in good hands.

FLEXIBLE & ADAPTABLE

A TAILORED SERVICE



Whilst we do offer a number of 'off the shelf' options we're here to build what **YOU** want, not what **WE** want. We will help you through the process; anything from pre-planning and site inspection through design and manufacture to installation of modules through to completion. So whether you want a supply partner to give you a 'turnkey' project or as an off-site manufacturer in your team, we can tailor our services to suit each project in the UK or overseas.

OWN FACTORY

CONTROL & AGILITY



All design and manufacturing is carried out from our purpose built factory, strategically located in the heart of the UK with ambition to replicate our model by positioning satellite hubs throughout the UK and overseas. It gives us the key advantage of **control** and **agility** to react swiftly to client needs, employing local skills and with local knowledge. In fully leveraging the current facility we have annual capacity to produce 60,000 sqm which can be expanded through the use of satellite hubs.



We believe in the concept of delivering **local homes** for **local people**, employing **local skills and labour** to the benefit of the local community and local economy.

STREAMLINED



REAP THE BENEFITS OF MMC

For a 'first-time-user' of MMC it could seem like a rather daunting proposition; that unknown quantity of an unfamiliar process. The thing is whether you're a first time user or a seasoned professional we're here to help you and make sure you get the full benefits that MMC has to offer you and your client or end user. We'll guide you through the process and be on hand at every stage if that's what you need.



EXPERIENCE



PROJECT DELIVERY EVERY TIME

There's no substitute for experience. **Totally Modular** are one of the pioneers of volumetric building with over 10 years of expertise working closely with government agencies, developers and innovation organisations. So whether you're looking for an 'off the shelf' social housing solution or a custom built student accommodation block overseas, choose **Totally Modular** as your partner and we can help you realise your project on budget and on time.

FORGING PARTNERSHIPS



SUPPORTING LOCAL PROJECTS

We've long supported the principle of keeping things local wherever possible. Our centralised manufacturing hub in the UK can be replicated anywhere in the world where the product is needed. Using local skills and knowledge we help engage with local communities to offer employment and allow businesses to invest in the place they call home. We actively seek out **partners** looking to identify and develop additional manufacturing facilities and work with them to create a viable and sustainable commercial enterprise.

WHAT WE PRODUCE

We are above all a manufacturer of Category 1 steel framed **volumetric modular buildings** for residential, public and private market sectors in the UK and overseas.

PROCESS NOT PRODUCT



A TAILORED SERVICE

Fundamentally what we produce is a structural space within a robust hybrid steel frame. How each space is divided and fitted out, and the modules arranged is subject to a design solution. Who provides the design is your choice. We offer a wide range of standard housing options but layout, internal fit out, internal and external finishes are all totally customisable to suit the budget and application. Our in-house design office will work with you to create your optimum solution.



SCALE OF SOLUTIONS



SIZE AND COMPLEXITY

From Micro-Living, homeless and emergency disaster relief solutions at one end of the scale through to high quality contemporary homes or commercial offices, the process is capable of up-scaling from individual units to complex assemblies of modules certified up to 6 units high (18m). All modules are built to a high standard of insulation and energy efficiency, achieving a **net zero** solution which can be embraced and incorporated into the design and build process. High quality factory finish and a range of equipment options ensures there is something to suit any application and budget.

VARIED APPLICATIONS



ALL MARKET SECTORS

The way in which modules can be assembled and combined makes them adaptable to a wide range of residential, public and private market sector applications in the UK and overseas. Our Class 1 volumetric modules are particularly relevant to housing, commercial offices, leisure, retail, hospitality and Crown projects including those for the Defence, Justice and Education ministries. The cost effectiveness and speed of delivery provided by the 'offsite' manufacturing process are a perfect fit for this type of application where a standardised or repeatable layout is called for.

Leading a **step-change** in increased productivity and sustainability in the construction process.

INNOVATION

CUTTING EDGE ENERGY EFFICIENCY



We are working closely with many of the leading innovators in the construction industry and have been awarded 3 **UKRI Innovate UK** grants. Each project embraces a digital spine throughout the process, driving quality and providing an audit trail by integrating BIM technology. The BIM model supports you and the end user by acting as a 'log book' from design through to delivery. Many of our projects include cutting edge energy efficiency systems including mechanical ventilation heat recovery and heat pumps which are more easily integrated during the offsite manufacturing process.



SUSTAINABLE ASSETS

FUTURE PROOF BUILDING



Sustainability is now a key driving force in all aspects of the planning and construction process throughout the world. It has always been at the heart of what we do at **Totally Modular**, from design and construction through to the day to day experience of the building's users. Our sustainable modules are designed and built to minimise waste and to maximise energy efficiency in order to provide you with 'Future proof' assets.

AWARD WINNING TEAM

PROJECT DELIVERY EVERY TIME



Totally Modular is recognised as one of the leading producers of volumetric modular buildings with a track record in national and regional construction industry awards. As a finalist in the Constructing Excellence Awards for 3 consecutive years, **Totally Modular** were regional winners of the **Offsite Award in 2020** and a finalist in the national competition the same year.



“Building on the presumption in favour of offsite construction, we are committed to creating a dynamic market for innovative technologies in the UK.” - *The Construction Playbook 2022*

DEVELOPMENTS



BUILDING PARTNERS

We are keen to develop a relationship with public and private sector **investors** and property developers who are looking to invest in land for commercial or residential development.

We have a dedicated development team made up of housing industry professionals who have a reputation for delivering high quality, urban design, placemaking and sustainable communities. Our development team has experience in delivering large regeneration projects which will deliver a sustainable, safe and vibrant new development with a real sense of space and more importantly, community.

STELLAR UK PROJECT



MAXIMISING MMC IMPACT

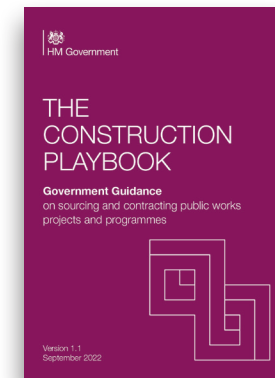
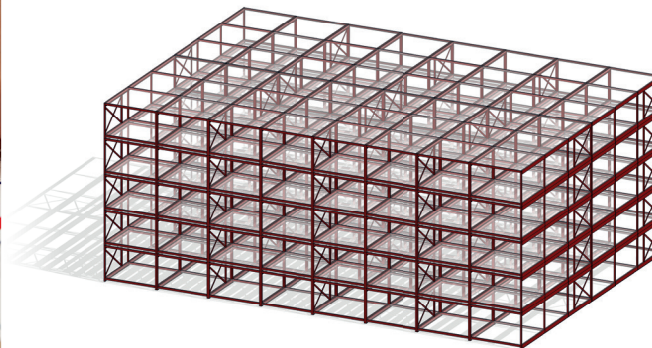
In association with a group of likeminded businesses we have created a consortium of academic, technical, industry and end user stakeholders, working together to support SMEs and Social Housing Providers to embrace MMC. We secured an **Innovate UK** government grant, part of the Industrial Strategy Challenge Fund (ISCF) & UK Research and Innovation (UKRI). One result of the collaboration is a **common framing system** which has been designed to enable the delivery of a 6 storey building, positioned anywhere in the UK without having to incorporate time consuming ‘first engineering’ principles at the outset of the project.

CONSTRUCTION PLAYBOOK



PUBLIC SECTOR PROJECTS

The UK Government has recognised MMC as a significant element in the delivery of future public works projects. It understands the need to change the way in which it procures construction to support investment in and maximise the use of MMC. This comprehensive UK government publication sets out various recommendations and guidance on sourcing and contracting from **Preparation and Planning** through to **Contract Implementation**. It clearly demonstrates the importance which is being attached to ‘Offsite Construction’ in producing **better, greener** and **faster** results.



For more information scan the QR or go to:
www.gov.uk/government/publications/the-construction-playbook



COMMERCIAL NEGOTIATIONS

Our experience in negotiating with local authorities, housing associations, public sector government departments and private developers can help to drive the process at its early stages



DESIGN & ENGINEERING

The volumetric method enables a flexible approach to modules which can be adapted to any design. We will work with you to develop the design and specification



SITE LOGISTICS

All ground works and foundations are prepared in advance of modules arriving on site via articulated lorries



MANUFACTURING

The volumetric method allows predetermined, self supporting modules to be built offsite under controlled conditions and up to 95% complete



CONSTRUCTION

Modules are craned into position onto a variety of pre-prepared foundations. Units are bolted together and joints sealed internally and externally before all services are connected and commissioned ready for occupancy



HANDOVER

All builds are handed over after days rather than months on-site with end to end logistics and delivery managed by Totally Modular

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Our input and guidance at an early stage in a project is important so contact us now or go to our website for further information.

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Our local partner is:

