



elliott
An ALGECO Company



Healthcare

Modular Accommodation

PRACTICAL | CLEAN | EFFICIENT | SAFE | COMPLIANT

“”

We have been delighted with the professionalism and expertise provided by Elliott on this complex build programme. Their experience in the healthcare sector was a definite advantage and meant they could handle all aspects of the project through to handover.

Malcolm Miller,
Capital Projects Manager – The Trust
SCARBOROUGH GENERAL HOSPITAL



Elliott pride themselves on delivering modern, flexible, fully compliant and highly bespoke accommodation solutions based upon an extremely robust and well-proven formula. Elliott has over 50 years experience in the Healthcare sector providing new buildings encompassing all accommodation requirements, enabling us to offer a broad and extensive design and build service.

Elliott currently supplies permanent and temporary accommodation solutions in the Health, Nuclear, Office, Leisure, Commercial, Construction, Retail, Marine and Airside infrastructures, Petro Chemical and Government sectors. We are able to provide a full turnkey package that includes taking the project from the design and full construction phases through to handover and beyond with our range of value added services.

We are a bespoke design and build contractor using a hybrid building system approach. Our solutions can provide concrete ground and upper floors and encompass all forms of innovative engineering solutions.

Our healthcare building solutions:

- Hospitals
- Health centres
- Doctor's surgery
- Treatment centres
- Operating theatres and suites
- Mental health facilities
- Out-of-hospital care
- Specialist care

Elliott provides accommodation to:

- NHS Trusts
- Private Healthcare
- GP practices
- Main contractors
- Consultants
- Architects
- The Healthcare Commission
- Charities



HTM and HBN compliant facilities



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key facts

Elliott is the UK subsidiary of Algeco Scotsman, the leading global business service provider focused on modular space and permanent off-site building solutions with 303,000 units worldwide and operations in 37 countries.

- Off-Site Building Solutions (permanent)
- Modular Buildings (semi-permanent)
- Hire (temporary)

Over 40 depots and offices strategically located across the UK to service our diverse client base. Employing personnel in assembly, design, health and safety, project management and support services.

Elliott has dedicated personnel in project management and delivery with specialists in assembly and distribution constantly optimising lean methods and procedures.

An overview of some Healthcare related projects from the last five years and a selection of project profile case studies can be found on pages 9 to 13. These demonstrate our experience in applying our methods of construction for a wide range of accommodation needs in the Healthcare sector. Further information can be found on our website www.elliottuk.com/sectors/healthcare



“
Futuristic architectural
appearance

Progress and Ibex are leading-edge modular building solutions with the ability to encompass large and varied glazing options.

These high end building solutions lend themselves perfectly to the healthcare sector with the ability to meet all relevant regulations including the Health Technical Memorandum (HTM) and Health Building Notes (HBN), plus all other legislative requirements. They are also capable of achieving a Building Research Establishment Environmental Assessment Method (BREEAM) rating of outstanding.

Specialist claddings and pitched roofs can be incorporated, maximising architectural appearance, helping to satisfy planning requirements and providing you with a high quality facility with minimum disruption. Both Progress and Ibex can also be supplemented with a range of sustainable and eco friendly options.

- Easily relocatable and adaptable
- Bespoke designed solutions to meet your own requirements
- Futuristic architectural appearance
- Multi-storey capability
- A range of eco features are available
- Pitched roof options available for both Progress and Ibex
- Brick, render, cedar, steel and most specialist claddings can be added to our Ibex range
- 50 year design life
- Meets all relevant regulations including HTM and HBN's
- Concrete floor system available where appropriate
- Capable of achieving BREEAM outstanding

Key technical information:

- Concrete floor system available where appropriate
- Fully building regulation compliant
- Health Technical Memorandum (HTM) and Health Building Notes (HBN) compliant
- Compliant with all other relevant legislation
- Floor load capability: 4.0 kN/m² load minimum
- Fire Rating: 1-hour fire minimum
- Capable of achieving BREEAM outstanding



50 year design life
“”



Design - Products | 05



Benefits of an Elliott Healthcare Solution:

Programme and cost certainty - Construction projects are notoriously unpredictable, which can result in unforeseen costs for clients. A modular solution avoids these issues, resulting in more accurate costings and a realistic initial budget. Off balance sheet finance vehicles with lease options available.

Environment - Modular construction dramatically reduces both vehicle movements to and on site, and creates substantially less waste compared to traditional build.

Health and safety - An ability to cut construction times scales means less safety issues on site.

Speed of construction - Modular construction means your project will be completed quicker. Build times can be reduced by as much as 50 per cent compared to conventional methods allowing you to deliver clinical services much faster.

Minimised Site Disruption - With significantly reduced deliveries on site, less waste and shorter build times there is minimum disruption to staff and patients. Up to 80% of the building can be completed off site.

Sustainability - We are able to achieve a 20 per cent reduction in CO₂ compared to current building regulation requirements, and up to BREEAM outstanding.

Quality and compliance of build - Healthcare professionals choose modular construction because it results in guaranteed levels of quality as many of the elements are produced in a controlled environment - IMS quality standards.

Choosing a modular system means that it can be specified fully compliant with Health Technical Memorandum (HTM) and Health Building Notes (HBN) standards.

Flexibility - With constant changes in healthcare needs, modular systems provide the flexibility to adapt to future needs, for example, by easily adding additional floors when expansion is required.

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Elliott Group is justifiably proud of its exemplary performance in project management including some of the most complex, multi-site full turnkey projects, including the most notable recent success in supplying accommodation across over 40 venues for the London Olympic games.



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BS EN ISO 9001:2008 and OHSAS 18001:2007 accreditations

Elliott operates an Integrated Management System (IMS) with accreditation for BS EN ISO 9001:2008 and OHSAS 18001:2007, both of which are used to manage all internal projects and processes including all elements of the supply chain.

Elliott has the expertise to work independently or with your architect. A project will commence once a clear understanding of the task is defined. Our technical department will design and produce production drawings and bills of materials for the assembly process. They then produce information, as necessary, to meet the planning requirements and Building Control approval. The technical department issue instructions for the assembly facility to commence work.

The commercial administrator organises an internal project meeting for all departments (technical, commercial, assembly, contracts – site install and sales) to plan the project through to delivery.

Management

Elliott will ensure that adequate resources are provided to manage all aspects of the project in accordance with the contract. The management team will be based on site or as support staff when required to ensure the timely and satisfactory completion of the project.

Further support for quality, health and safety and the environment are also made available from the Group Central Services department if required.

Site Works

Suppliers are selected from the approved/audited list. This selection is based on performance and the ability to meet Elliott's specification requirements and also on geographical location to minimise logistical movements.

Most suppliers have a long relationship with Elliott and an excellent performance record. Prior to arriving on site, all suppliers undergo a pre-site briefing which covers any particular requirements for the contract.



Responsible, considerate, **safe**
“”



Health & Safety | 07



Elliott places a significant importance on Health and Safety, especially operating in a live Healthcare environment involving low to high risk operations. Care of our employees and others affected by our activities is the primary concern of everyone within the organisation.

This commitment is backed up by our Integrated Management System (IMS) which is based on risks identified to the business by the activities undertaken and the principles laid down by the HSE guidelines, elements of ISO 9001:2008 and industry best practice. We have in place, a robust Safety Management System that meets and is audited to the specification OHSAS 18001:2007.

We ensure that all employees fully understand their responsibilities and act in a safe manner at all times, thus avoiding danger to themselves and others. At the core of our Integrated Management System is the premise that no task is

more important than health and safety. We fully accept and are accountable for the impact we have on the health and safety and welfare of customers, employees, suppliers and members of the public.

We ensure that adequate actions and precautions are taken to prevent harm being caused to those carrying out the construction works within the site and others who may be affected.

In addition, Elliott commits to achieving the following project safety goals, which we believe are paramount to the health

and safety of a construction project:

- No fatalities, major injuries or dangerous occurrences
- This will be achieved through strict site security arrangements and a robust construction phase health and safety plan that will be monitored throughout the construction process
- Proactive monitoring by compliance audits carried out by an Elliott Safety, Health, Environment and Quality (SHEQ) Manager
- No exposure to substances and processes hazardous to health – this will be achieved through strict control.

For more detailed information on our health and safety policies please visit our website on www.elliottuk.com/elliott-certificates-accreditations-memberships

Trusted Partner to Health

08 | Partnership - Howorth



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Health Technical Memorandum and Health
Building Notes compliant fit-out

The Howorth name is synonymous with providing premium products and services to the healthcare industry. Since the development of the first Exflow Ultra Clean Ventilation System in the 1960s, the company has been responding to the needs of the medical profession.

In addition to the Exflow, Howorth also provides a broad range of additional products and services for the healthcare market, ranging from theatre lighting and ceiling service units, filters and HVAC systems to complete turnkey healthcare facilities.

In order to deliver full turnkey solutions to Healthcare customers Elliott partners with specialist Healthcare suppliers, who offer best-in-their-field expertise and specialist equipment (supplied and installed). A key partner for Healthcare is Howorth the leading air management and operating equipment manufacturer. Howorth specialists work alongside

Elliott design and construction experts to ensure seamless delivery of even the most complex healthcare requirements.

Howorth delivers:

- 40+ years operating theatre design & development
- In-House design, manufacture, project management, commissioning & validation
- Innovative integrated engineering solutions
- HTM Compliant ventilation and BMS control systems utilising state of the art energy saving equipment

- All M&E services, medical gases, operating lights, furniture & fittings, sanitary ware.

Equipment:

- Exflow 28 & 32 screened and screenless ultra clean ventilation canopies
- Membrane and touchscreen theatre control panels
- Integrated service pendants
- LED operating lights
- Digital integration equipment



The graphic indicates recently completed Elliott and Howorth healthcare projects

We have mobilised in excess of 140 staff to deliver a £30m project for the 2012 London games.

Elliott and Howorth are trusted partners to the healthcare profession and specialise in providing innovative, high quality design and build solutions. Direct experience in the health sector includes the provision of hospital wards, operating theatres, GP surgeries, complete health centres and medical research facilities.

With over 50 years experience in delivering healthcare building solutions Elliott prides itself on its commitment to innovation and clear focus on meeting and exceeding Healthcare customer requirements.

Healthport Centre –
Civarage Lane, Preston
£1,100,000+

Hull & York Medical
School - York District
Hospital £2,300,000+

Barn Theatres – Broadgreen
University Hospital
£1,000,000+

New Three-Storey
Oakland Medical Centre
£880,000+

Re-model of Theatres – Royal Liverpool
Hospital £1,100,000+

Interim Education and Centre
for Process Innovation - Royal
Gwent Hospital £1,400,000+

Pre-Assessment Unit
Castle Hill Hospital
£1,300,000+

Twin Theatre DSU - Aut
Even Hospital Ireland
£8,000,000+

Research Facility and Demolition
of Wards – Manchester Royal
Infirmary £2,000,000+

Scarborough Hospital –
28 bed ward block,
£1,900,000+

Theatre / Recovery Department
– Scarborough General Hospital
£1,800,000+

New Modular Theatre
Build – Cannock Chase
Staffordshire
£1,200,000+

Head & Neck Clinic
York District Hospital
£2,700,000+

Multiple Sclerosis
Therapy Centre Bradley
Stoke £1,100,000+

New Nursery
Building at
William Harvey
Hospital
£450,000+

Day Care
Centre
Ware Road,
Hertford
£2,700,000+

Glan Clwyd Hospital – New two-
storey Outpatients Clinic and Office
Accommodation £1,500,000+

New Two-Storey Outpatients -
Department at Queen Victoria
Hospital £1,400,000+

Diabetics Centre –
Pinderfields Hospital,
Wakefield £600,000+

Radiotherapy Ancillary
Accommodation – Mount Vernon
Hospital £3,000,000+

Ultra Clean Theatre –
Guildford Clinic
£1,300,000+

Complexity - delivered

Orange highlighted blocks denote more detailed project profiles on pages 10-13

Complexity - Delivered | 09

Icon Research Centre
Manchester Royal Infirmary

Client: Manchester Royal Infirmary
Form of contract: J.C.T. D&B 2005
Date of Possession: May 2010
Overall contract programme: 26 weeks

Trusted Partner to Health



Complex buildings
in complex situations



Elliott has demonstrated how its offsite hybrid construction systems can help with the complexities of city centre developments by completing the Icon Medical Trust Building in Manchester in just 26 weeks.

The new medical research facility was commissioned by Manchester Royal Infirmary and will be operated by Icon, a medical research organisation. Elliott's hybrid construction system was able to overcome the many challenges on this project, including an access road that is a blue light ambulance route and a plot surrounded by buildings on all sides, including the existing Manchester Royal Infirmary.

The ground floor was constructed using a steel frame while structural timber panels were used on the first floor. Both levels benefited from concrete floors for improved acoustics and general feel of the building. The lift shaft used pre-cast concrete sections and the low maintenance facade combined red brick, blue slate and smooth blue rainscreen.

The foundations were particularly complex being designed to deal with the combination of poor ground, proximity of adjacent buildings and a concrete service duct running diagonally across the site.

“““

There was an excellent understanding of both client and end user needs to produce a building of high quality under tremendous time pressure. It was a pleasure working with the delivery team and their help with user groups was greatly appreciated and sensitively delivered. Well done on a good job!

Dan Parry, Deputy Head of Property Development



Ware Road Day Centre

Client: Hertfordshire CC/Mace

Form of contract: JCT D&B 2005

Date of Possession: October 2007

Overall contract programme: 44 weeks

Trusted Partner to Health

Project profile | 11



Multi-purpose facilities



Elliott was awarded the project to design and build a new multi purpose day centre at Ware Road, Hertford under the Mace / Hertfordshire County Council Framework. The centre represents a centralised facility for up to 100 people from in and around Ware and Hertford and caters for adults with physical disabilities and those with needs associated with ageing.

The materials used in the construction reflect the location. The sculptured render reflects the adjacent Art Deco houses, whilst the use of timber is appropriate, given the wooded nature of the site. The building structure was constructed using a hybrid system of steel frame, concrete floors and Elliott's structural timber wall panel system.

Internally the building provides a kitchen/dining/lounge facility together with treatment rooms, disabled bathrooms, meeting rooms, life skills area and staff facilities. The building envelope extends into its surroundings to create landscaped areas with different characteristics. These include a sensory walled garden

with water features and a woodland wildlife area within the poplar tree cluster.

Key features include electrically operated roof lights, condensing boilers feeding underfloor heating, comfort cooling, fully automatic sprinkler system and automatic PIR lighting.

This very successful project has been nominated for awards with Society of Chief Architects of Local Authorities (SCALA) and also for the Hertfordshire Association of Architects.



Healthport Facility, Preston

Client: Preston PCT NHS Trust
Form of contract: J.C.T. WCD 1998
Date of Possession: October 2006
Overall contract programme: 27 weeks

Trusted Partner to Health



Specialists in providing
design and build
healthcare solutions



Elliott was appointed by Preston Primary Care Trust to design and build a stand alone facility to accommodate a range of specialist GP services together with docking stations for mobile diagnostic and day case services including cataracts, MRI and breast screening.

The building covers 970m² over 2 storeys using a hybrid system of steel frame in combination with Elliott's timber wall panel system with a concrete ground floor and a high performance concrete and rib deck upper floor. The striking external appearance has been achieved with the use of maintenance free Kingspan smooth faced horizontal rib panels with cedar board feature panels combined with an aluminium curtain walling system with reflective privacy glass.

The internal layout of the building comprises of an entrance lobby with reception and waiting area with lift to first floor, 8 consulting rooms, a minor operations room, administration office, staff

kitchen and changing areas. The upper floor was designed and constructed with an area of removable external wall panels to allow for the installation of a scanning machine which was an option as part of a future expansion programme.

The new Healthport facility provides a positive benefit to those working, visiting or being treated within the building and puts the experience of receiving modern healthcare at the centre of the Primary Care Trust's service strategy. The overall impression is an uplifting environment which has been designed with care and provides the Primary Care Trust with a benchmark for future buildings.





Specialist
treatment centres

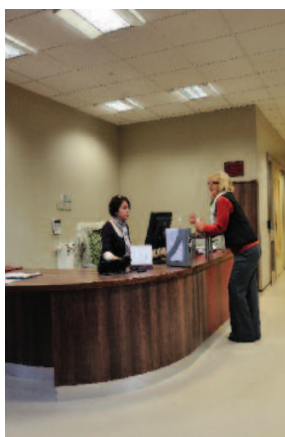


Multiple Sclerosis Therapy Centre Bradley Stoke, Bristol

Client: The Moonstone Appeal
Form of contract: JCT D&B 2005
Date of Possession: December 2011
Overall contract programme: 28 weeks

Trusted Partner to Health

Project profile | 13



Elliott was commissioned by The Moonstone Appeal Ltd (charitable organisation) to design and build a new Multiple Sclerosis (MS) Therapy Centre in Bradley Stoke, North Bristol.

The new MS Therapy Centre was made possible with a significant fundraising campaign by the charitable organisation as the current building for the West of England MS Therapy Centre had insufficient space to meet current or future demand for services among people with MS.

The new purpose built MS Therapy Centre has increased the capacity to 450 people, enabling care to be provided for more people and a wider range of services in a new modern and attractive environment.

The new single-storey facility provides easier access for people with MS in the Bristol, South Gloucestershire, North Somerset and Bath & NE Somerset areas.

The new facility provides a hyperbaric chamber, gymnasium, treatment and examination rooms along with changing, toilet, storage and office provision. The facility was constructed utilising the Elliott timber frame and wall panel system above a ground floor concrete slab. Externally the building incorporates architectural masonry and sto render with a new car park and secure gated access.

- Bespoke and sustainable design
- Modern methods of construction
- Design and build
- Increased speed of construction
- Reduced disruption





Optional Features

All components in
accordance with relevant
HTM and HBN's

Creating the
ideal environment

14 | Optional features



Integrated Critical Care Service Pendants



► Touchscreen Digital Integration



► Smooth, Hygienic Membrane Fascia Theatre Control Panel



► LED Operating Light



► Integrated Multimovement Pendant

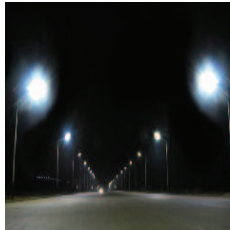
Optional Features >

All components in
accordance with relevant
HTM and HBN's

Creating the
ideal environment

Optional features | 15

By definition, modular buildings provide an ecological answer to traditional build, with a host of benefits to **reduce carbon emissions for a sustained environment.**



Elliott is the leading supplier of building systems throughout the UK. In common with the rest of the construction sector, Elliott has a significant direct impact upon the environment as a result of operational activities. We therefore need to manage waste, energy and water consumption, procurement of goods and services, and the transport of goods and people in a way that minimises any environmental impact. To reinforce Elliott's commitment to the environment we hold accreditations for both ISO 14001:2004 and the Forest Stewardship Council (FSC).

Elliott actively promotes sustainable development encouraging its suppliers and sub-contractors to:

- Assemble all products taking into account ISO 14001 environment requirements and maintain leadership in the development of new products, where possible, procuring materials from sustainable sources
- Support initiatives that benefit the environment
- Meet and exceed all relevant environment legislation and introduce standards where legislation does not exist
- Seek to reduce the consumption of raw materials in all operations through recycling and reuse
- Educate and motivate their employees to work in an environmentally responsible manner
- Periodically review environmental objectives and targets.

In addition:

- Timber by-products can be recycled into other products eg. chipboard, eliminating waste
- Timber construction achieves high levels of thermal efficiency
- Construction methods are faster and more cost effective

- Ground source heat pumps with bore holes driven 80m into the ground
- Solar panels assisting domestic hot water
- Rainwater harvesting

To meet these responsibilities, environmental performance is monitored continually with regular audits and reviews to assess environmental performance against current best practice.

All of these functions have had a significant effect on the carbon footprint and some have even qualified for government special grants.



“
Elliott - considering the **future** and **longevity** of our planet

ECO FEATURES

With the ever increasing need to consider the future and longevity of our planet, the Elliott modular building principle is the benchmark for a greener and more sustainable construction ethos.

**POTENTIAL
TOTAL ENERGY
SAVING UP TO
73%**

ADDED FLOOR INSULATION

Improved thermal and acoustic insulation, reduces heat loss.

INCREASED ROOF INSULATION

Improved thermal and acoustic insulation, reduces heat loss.

AIRSOURCE HEAT PUMP HEATING

Providing the most cost effective energy efficient heating solution with efficiencies >500%

INCREASED WALL INSULATION

Improved thermal and acoustic insulation, reduces heat loss.

DAYLIGHT DIMMING AND PIR LIGHTING CONTROLS

Lighting only used when required. Reduces energy consumption by a further **29%**

DOUBLE GLAZING

Improved thermal and acoustic insulation, reduces heat loss and cold drafts.

HEATING TIME CLOCK CONTROLLED

Reduces energy consumption by up to **50%**

LIGHTING T5

Reduces energy consumption by up to **42%**

WATERLESS URINAL

Reduces water consumption by **100%**

DUAL FLUSH TOILET

Reduces water consumption by up to **80%**

HAND DRYER (LATEST ENERGY EFFICIENT)

Reduced operating costs by **90+%** when compared to paper towels.

INLINE INSTANTANEOUS WATER HEATERS

Reduces energy consumption by up to **25%**

**POTENTIAL
TOTAL WATER
SAVING UP TO
77%**

NON-CONCUSSIVE, AERATED TAPS C/W FLOW RESTRICTORS

Reduces water consumption by up to 89% and energy consumption by up to **90%**

**OVERALL
ENERGY
SAVINGS OF UP**

RECYCLABLE TIMBER

Prevents deforestation and the potential extinction of endangered species.

ALL TIMBER SOURCED FROM CERTIFIED / MANAGED FORESTS

Prevents deforestation and the potential extinction of endangered species.

BRE APPROVED FLOOR COVERING

BRE global rating **A**



“”
Deliveries from
over 40 locations Nationwide

At Elliott we strive to ensure that you get the best from our products and services, providing you with a world class back-up service when needed.

Elliott will deliver, install and commission your modular building in an organised, efficient and safe manner with minimal disruption to your existing operations, all as part of our professional service. We can also offer you a full turnkey solution – a single source for your building, including all ground and external works, planning and building regulation applications, plus much more.

To enable us to meet an ever increasing demand for our products we provide an unrivalled logistics service to our customers nationwide.

Our multi-million pound investment in the Elliott logistics fleet ensures that site deliveries and collections are planned to meet each customer's strict time schedules.

When delivering modular buildings, each delivery vehicle is equipped with Hi-ab off-loading facility to allow each Elliott building to be placed as near to our customers chosen site position as possible whilst complying with current Health & Safety regulations.

On more complicated sites or if a longer reach is required modules are lifted and positioned safely using a suitably sized crane.



“”
Modular solutions **tailored** to
meet your requirements

360° Service Packages

360° Service Packages can consist of:

Fire and intruder alarm system maintenance

Inspection and maintenance completed at agreed intervals to ensure optimum efficiency and safety.

Air conditioning

6 monthly inspection will remove bacteria and improve efficiency. *Each second visit we complete a free regulatory F gas inspection. We can also retro-fit air conditioning to your existing premises.

*Only available if you sign up for the annual package.

Lift maintenance

We offer regular inspections to maintain your passenger and platform lifts.

Internal plant displays

We provide a range of natural plant displays to improve your interiors and working environment.

Waste disposal

We can arrange for your waste to be disposed of in accordance with the necessary Waste Regulations.

Fire extinguishers

We can provide a range of portable extinguishers to help tackle a small fire to help protect your people and property.

Window cleaning

A complete window cleaning service from low level glazing to higher level areas which may require special arrangements.

Electrical services

We can do everything from visual functionality inspections completed annually for lighting, emergency lighting, heating and accessories to ensure optimum working order and efficiency, through to testing in line with NICEIC and CIBSE guidelines.

Plumbing services

Annual inspection and maintenance to ensure good order and efficiency of plumbing system.

Grounds maintenance

Our ground maintenance will cut grass, trim hedges, care for plants, and maintain the environment for your people and visitors, particularly at your building entrance.

External corporate branding

We can brand the exterior to allow you to promote your brand image to maximise impact or integrate with the surroundings.

“”

Wide range of service packages available

20 | After sales - Warranty and design life

Drain unblocking service

Blocked drains cause hassle and problems and take you away from your busy workload.

Office cleaning

A clean office makes for a safer and healthier environment. We can regularly clean to help keep your office and facilities in top condition.

Security

Manned guarding can be provided to offer building security and to control visitors and vehicular access during normal working hours. We can also arrange for mobile security to patrol premises frequently, day or night.

Building maintenance

Preventative maintenance of your building to ensure the external fabric and internal fittings are kept in prime condition.

Hubba

A technical solution that provides you with a quick land line telephone and PC connection in an office, even if you have no IT infrastructure. The Hubba 3G broadband simply plugs into your mains supply and delivers high speed broadband within minutes. Ideal for temporary office structures, temporary back-up solutions for failed broadband and phone connections, disaster recovery and in rural locations.

Damage waiver

Designed to help with cost control and financial planning. It helps reduce or avoid unforeseen charges and protects against costs resulting from accidental damage at the end of your rental contract.

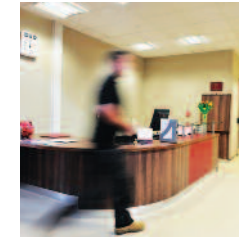
Water testing

We are able to provide periodic testing of outlets and storage tanks for water borne bacteria such as Legionella, TVC and E.Coli. Please contact us with your requirements.

We can also carry out any of these services to your permanent premises.



“
Rapid response, excellent, keep it up.



Modular buildings can be completed in much faster timescales than traditional buildings, allowing you to occupy your facility sooner, and with less disruption to your operation.

**Order for a typical
100-person
healthcare office**

If you take a typical 100-person healthcare office, without any particularly difficult site enabling works on a greenfield site. After placement of the order, a traditional contractor might take 2 weeks to mobilise and a further 30 weeks to build, a total of 32 weeks.

A modular solution would typically take 2 weeks to complete a detailed design and then 4 weeks to procure and manufacture the modules in the factory during which time enabling works and foundations can be constructed.

Installing the modules typically takes 2 weeks and then site finishing and external works might take a further 6 weeks depending on the complexity. A total of 14 weeks* is significantly less than a traditional build. Where the site is more complicated and where phasing and decant is required, modular buildings offer the advantage of a vastly improved programme with the equivalent to or better quality of finish and importantly with minimal impact on any existing operations.



Mobilise



Site Works



Preparatory Site
Works



Install Modules



Finishing Site
Works



“”
Modern, light, open
atriums

Market leading solutions for complete peace of mind

Elliott is not only the market leader in providing modular buildings, as standard market leading warranties on the sale of all newly manufactured modular buildings delivered on or after 1st October 2011.

Elliott provides market leading warranties of 50 years design life, 25 years structural warranty, 5 years product warranty on the external fabric of the modular building. In addition, all other items in your modular building come complete with 12 months warranty to demonstrate not only the high quality of our buildings but the total commitment to our customers.

**50 years
DESIGN LIFE**

Elliott modular buildings are designed to last for in excess of 50 years which is verified by external structural engineering consultants.

**25 years
STRUCTURAL WARRANTY**

The Elliott 25 years structural warranty gives you the reassurance that your building was not only designed and manufactured to the highest standards but will also provide structural integrity and peace of mind for many years. These elements are the external walls, floor, roof and columns.

**5 years
PRODUCT WARRANTY**

The Elliott 5 years warranty covers the external fabric of the building, floor decking, external cladding finish, window frames, window glazing, external door frames, external door finish, external door glazing, building fascia and roof finish.

12 months warranty

All other parts of your modular building, except consumables, not covered in the structural or product warranties above will benefit from 12 months warranty.

Elliott modular buildings are designed and manufactured to the highest standards to meet current building regulations. However, in the unlikely event that a fault occurs during the warranty period, we will visit your premises and repair or replace any faulty part at no extra cost - giving you complete peace of mind.

These Elliott warranties cover all components described subject to your modular building being maintained in accordance with the Elliott Operations and Maintenance manual.

You also have the reassurance that the Elliott Customer Care team will respond immediately to any customer request for product support. Together with our drive to achieve total customer satisfaction and our unrivalled product warranties Elliott really is the supplier of choice.



“”
New Warranty Protection
on ALL new Elliott modular buildings



“”

A variety of external
finishes available

Healthcare accommodation | 25

“”

Health Technical Memorandum and
Health Building Notes compliant fit-out





“”

High quality, architectural
external façades

Healthcare

Modular Accommodation

PRACTICAL | CLEAN | EFFICIENT | SAFE | COMPLIANT



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