

elliott[®]

A Modulaire Group company



Moduflex[®]

COMPLETE SITE SOLUTIONS IN A SINGLE BUILDING



Who We Are

WE ARE ELLIOTT

The market-leading UK provider of modular and portable space solutions.

OUR PURPOSE

We help organisations solve their space challenges today to create a better world tomorrow.

OVER 50 YEARS OF HIRE SOLUTIONS

We've been helping organisations solve their temporary space challenges quickly, easily, and cost-effectively for more than 50 years.

Why Choose Us?

ELLIOTT MAKES LIFE EASIER

Save time, hassle, and expense managing multiple suppliers. Our hire products are available instantly nationwide, with quick, hassle-free installation.



TURN-KEY SOLUTIONS Everything you need

Our turn-key services provide all the exterior and interior facilities you need for your project through one point of contact.



AVAILABILITY The UK's largest workspace fleet

With over 40,000 portable and modular units for rent in the UK, we have the best product availability on the market.



BEST VALUE Quality with cost-effectiveness

Through economies of scale, our products and services balance quality with competitive prices to offer you the best value possible.



UK-WIDE SERVICE 16 branches nationally

With locations throughout the UK, we can deliver and install your portable buildings directly to your site, no matter where you are.



Turn-key Solutions

Complete site set up through one point of contact

Building structures are only part of Elliott hire solutions. Our one-stop-shop provides all the interior and exterior details of your temporary building hire, installed and ready to go.

Whole solutions, not just building shells

Avoid juggling multiple suppliers, purchase orders and invoices. Arrange everything from fencing and furniture to fire safety equipment and white goods before your accommodation arrives.

We can even supply WiFi data, display your branding on the outside of your building and keep consumables like hand sanitiser stocked up.

Make life easier

Sourcing everything you need from one provider means you and your teams can get to work faster with less hassle. It also means you spend less time coordinating and communicating with suppliers, which results in fewer moving parts on-site.



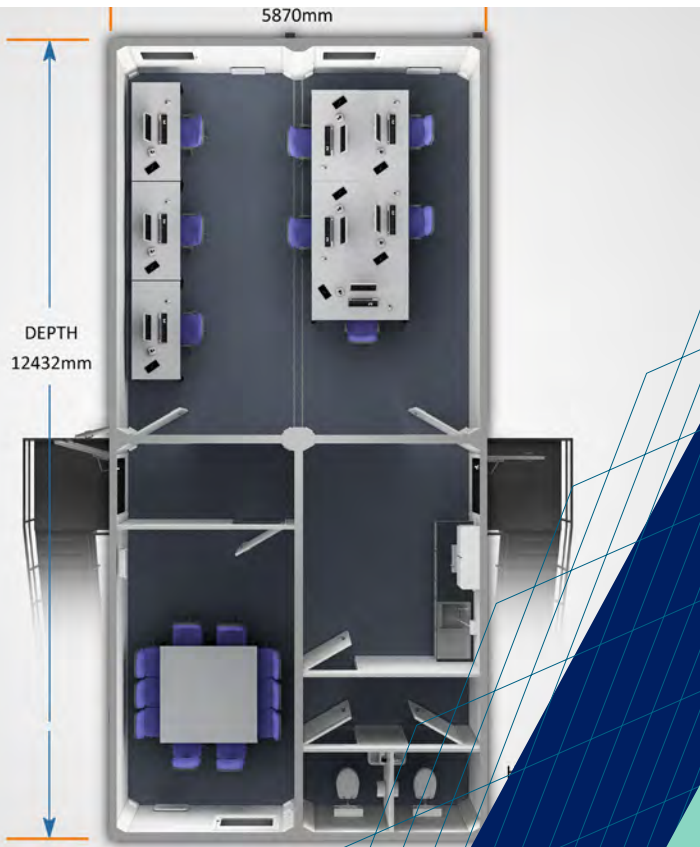
Turn-key Solutions

Complete site set up through one point of contact

Here's a selection of interior and exterior products and services we can include with your temporary accommodation.

✓	Anti-Vandal Secure Storage
✓	Branding
✓	Catering Equipment & Commercial Kitchens
✓	Climate Control Systems
✓	COVID-19 Hygiene Solutions
✓	Easyflo Water Bowers
✓	Effluent Tanks
✓	Fencing & Barriers
✓	Fire Safety Equipment
✓	First Aid Kits
✓	Fuel Boxes

✓	Furniture Hire
✓	Generators & Extra Time Package
✓	Jackpad Foundations
✓	Security Lockers
✓	Service Connections
✓	Smoking Shelters
✓	Steps, Staircases & Ramps
✓	Storage Container Accessories
✓	Washroom Consumables
✓	White Goods
✓	Wifi Data



Introducing Moduflex®

Enviably quality,
endless flexibility

Moduflex® is the market-leading modular building system purpose-designed for temporary use, available in a wide range of applications.



Welfare facilities

A host of welfare facilities including commercial kitchens, canteens, changing rooms, toilets and showers to complement your office accommodation.



Light, bright & airy

At 2.5 metres tall, Moduflex® has a higher internal ceiling than most equivalent building systems, creating a bright and airy environment filled with natural light.



Total flexibility

Our patented design can be stacked and linked to create large, open spaces up to three storeys high. Variable wall, window, and door panels remove easily and completely, to create different layout configurations with minimal restrictions.



Quick & easy installation

Install requires minimal planning permission and groundworks, unlike traditional semi-permanent modular systems. This means less hassle, fewer disruptions, and better health and safety for everyone on site.



Easy maintenance

The all-steel external and internal construction is robust, easy to clean and simple to repair should something go wrong.



Safe & secure

Internally-operated integral window roller shutters promote a more secure and private environment, day and night.

Introducing Moduflex®

Made for an eco-friendly future

With the ever-increasing need to consider the future and longevity of our planet, Moduflex® embodies our ethos for more responsible and sustainable construction.



Reduce heat loss

Double glazed PVC-U windows equivalent to 'A'-rated energy performance improves thermal and acoustic insulation. It also reduces heat loss and cold drafts to create a warm, comfortable environment.



Save water

Waterless urinals, non-concussive taps with flow restrictors, and dual flush toilets reduce unnecessary water consumption.



Use less electricity

PIR sensors automatically switch off when spaces are not in use to further reduce energy usage. Daylight dimming LED lighting is also available.



Responsibly made

Moduflex® is made using responsibly sourced, recycled PVC-U and recyclable timber sourced from certified/managed forests.



Smart energy usage

Time-controlled heating and instantaneous water heaters reduce energy consumption without compromising warmth and comfort.



Moduflex®: Example Layouts & Floor Plans

Popular configurations

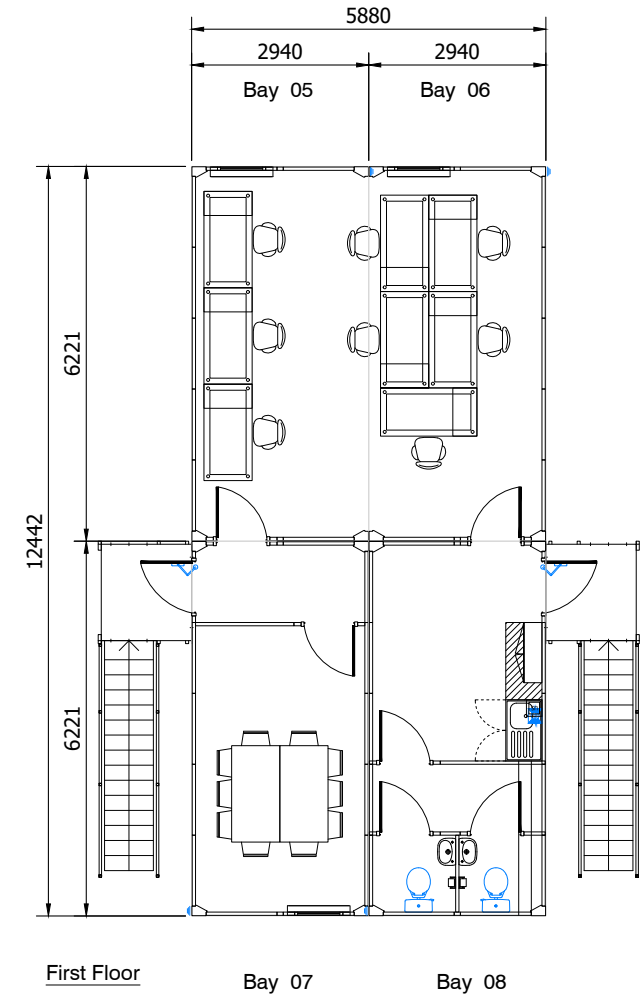
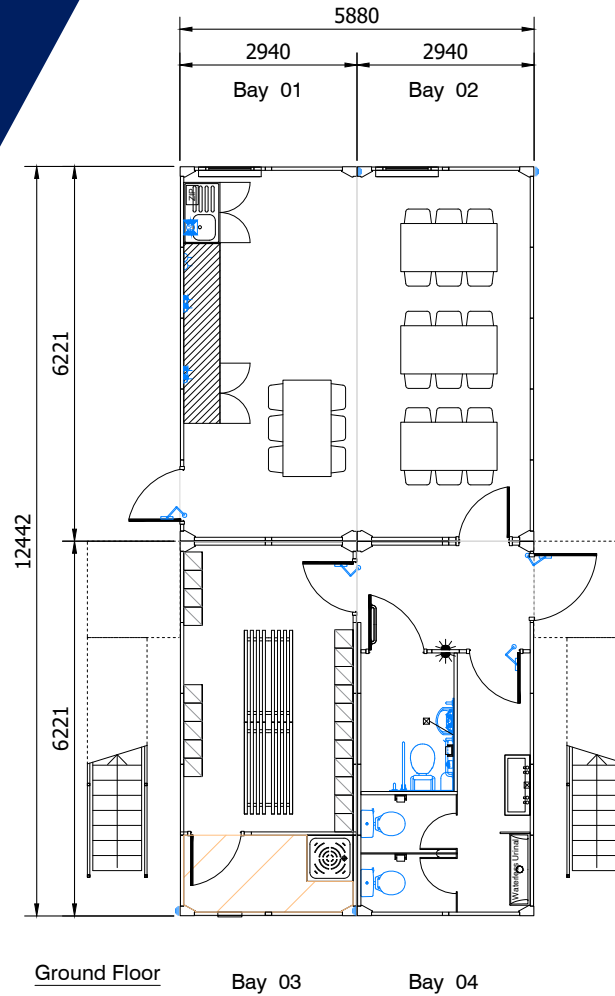
Moduflex® is a fully modular solution. This allows you to create many different designs and layouts for a wide range of applications. Here's a selection of our popular configurations.



Moduflex® Example Layout Type-A

Overview

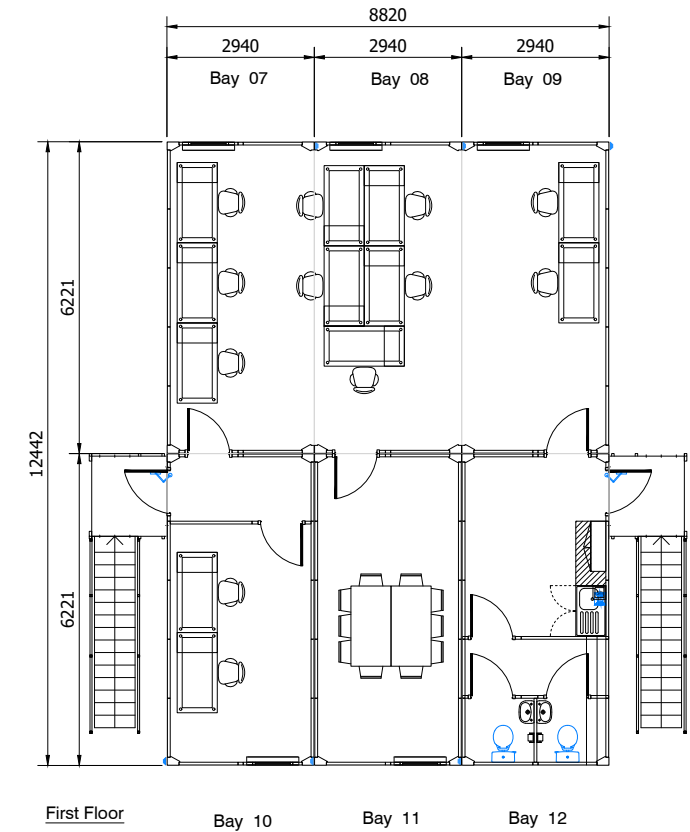
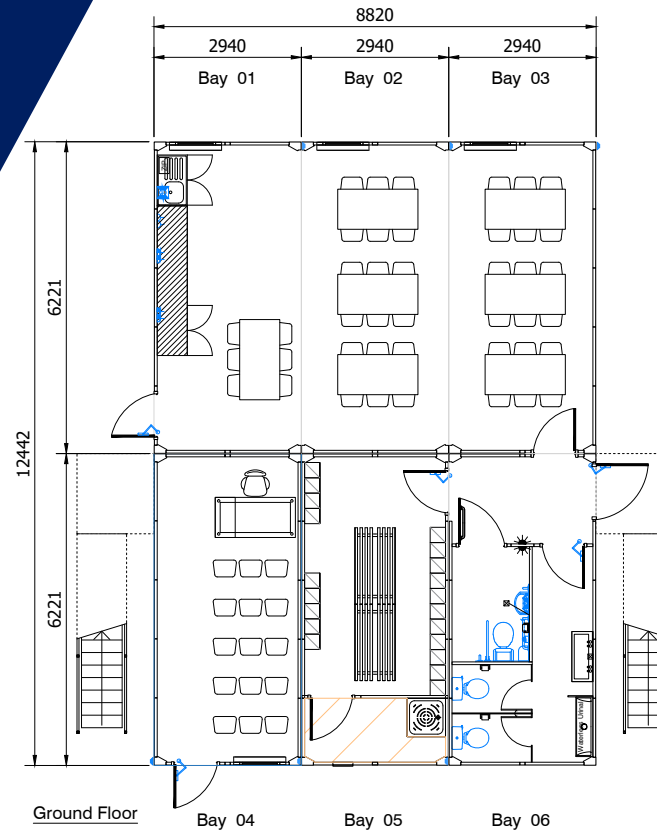
- 8 Bay Complex
- Open Office (for circa 8 people)
- 24/48 Person Welfare
- Meeting Room
- Drying Facilities
- Shower Facilities



Moduflex[®] Example Layout Type-B

Overview

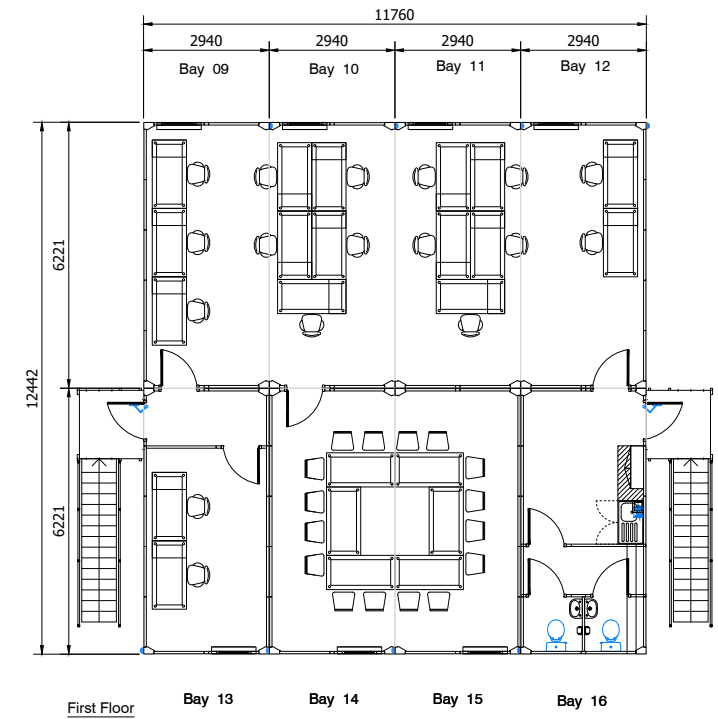
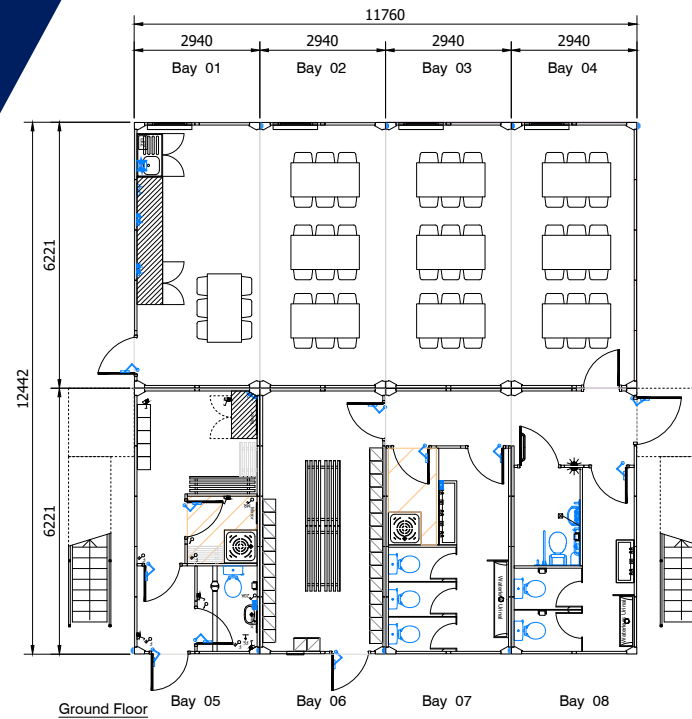
- 12 Bay Complex
- Open Office (for circa 10 people)
- 48–84 Person Welfare
- Meeting Room (to suit max 10 people)
- Drying Facilities
- Shower Facilities



Moduflex® Example Layout Type-C

Overview

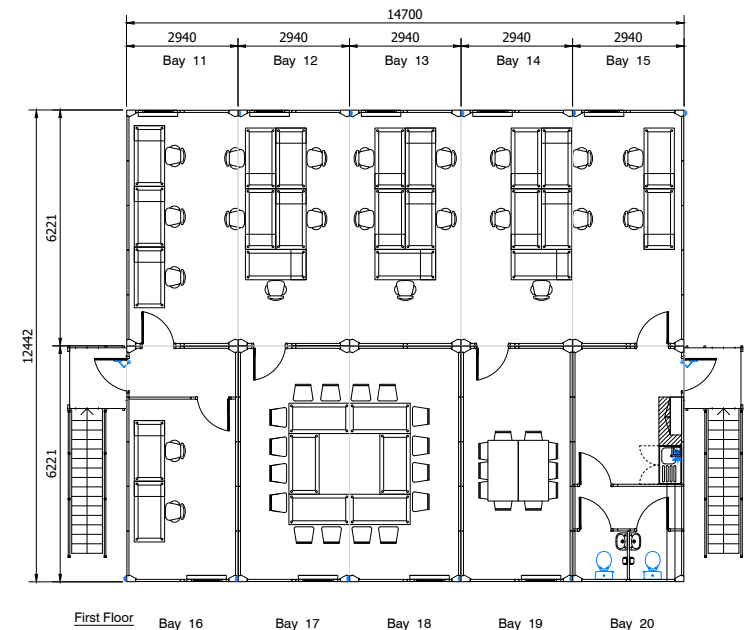
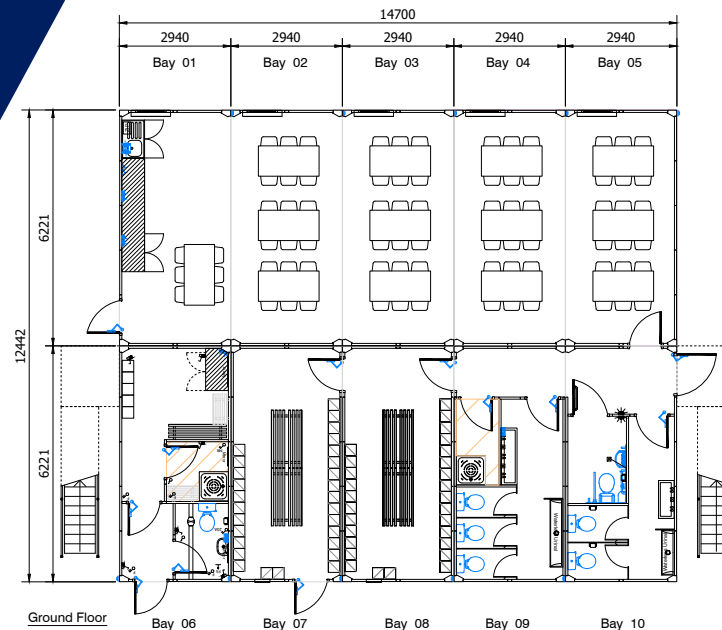
- 16 Bay Complex
- Open Office (for circa 15 people)
- 60–120 Person Welfare
- Large Meeting Room (to suit max 20 people)
- Drying Facilities



Moduflex[®] Example Layout Type-D

Overview

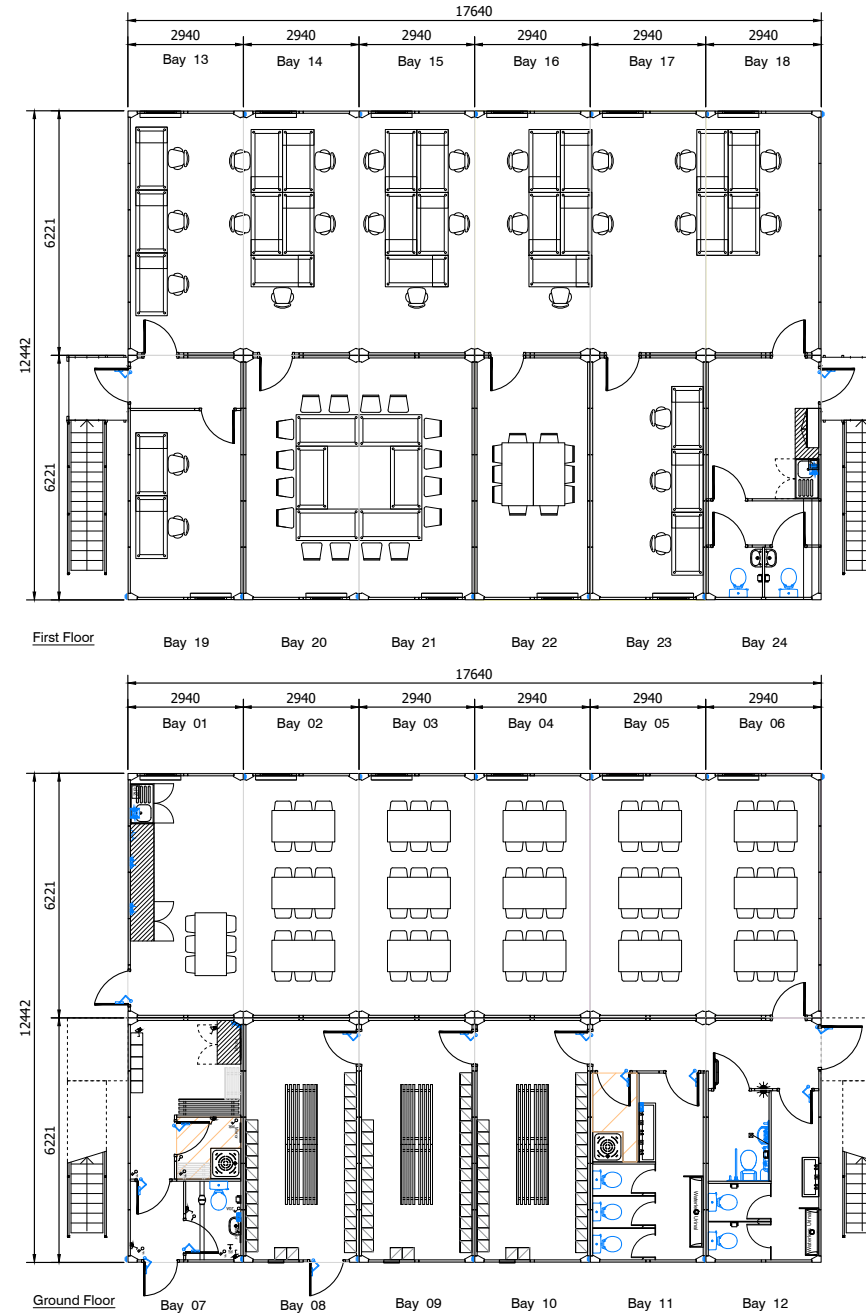
- 20 Bay Complex
- Open Office (for circa 20 people)
- 78–156 Person Welfare
- Large Meeting Room (to suit max 20 people)
- Small Meeting Room (to suit max 12 people)
- Drying Facilities
- Shower Facilities



Moduflex® Example Layout Type-E

Overview

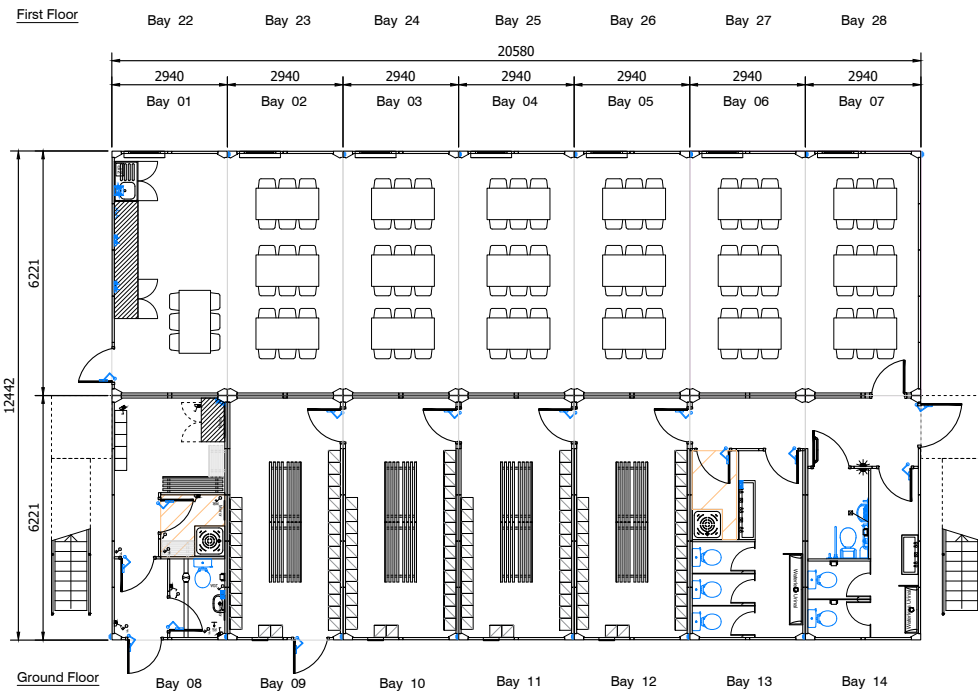
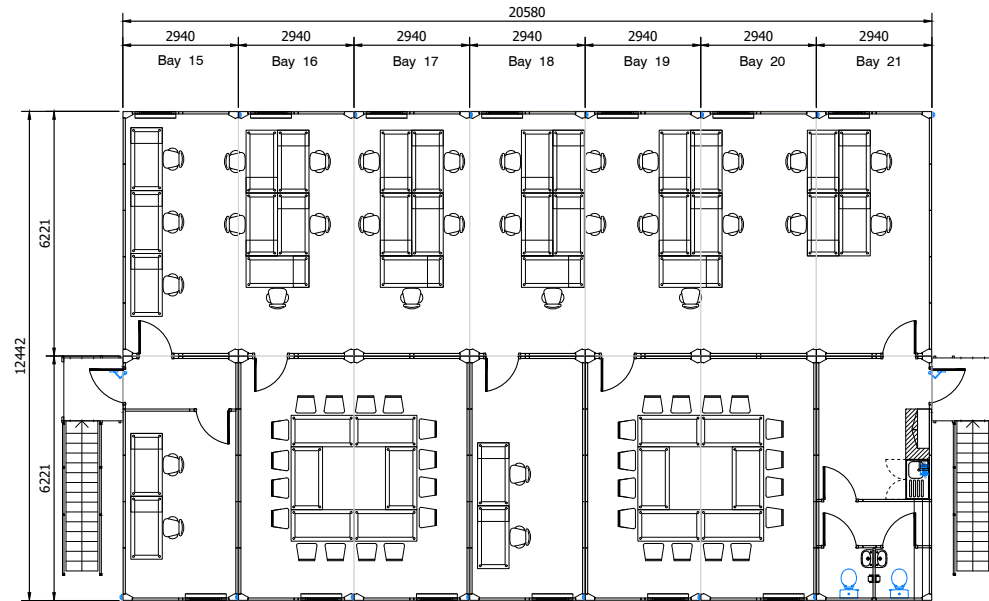
- 24 Bay Complex
- Open Office (for circa 22 people)
- 104–256 Operatives
- Large Meeting Room (to suit max 20 people)
- Small Meeting Room (to suit max 12 people)
- Drying Facilities
- Shower Facilities



Moduflex® Example Layout Type-F

Overview

- 28 Bay Complex
- Open Office (for circa 27 people)
- 96–192 Person Welfare
- Large Meeting Rooms (to suit max 20 people each)
- Drying Facilities
- Shower Facilities



Moduflex[®] Example Layout Type-G

Overview

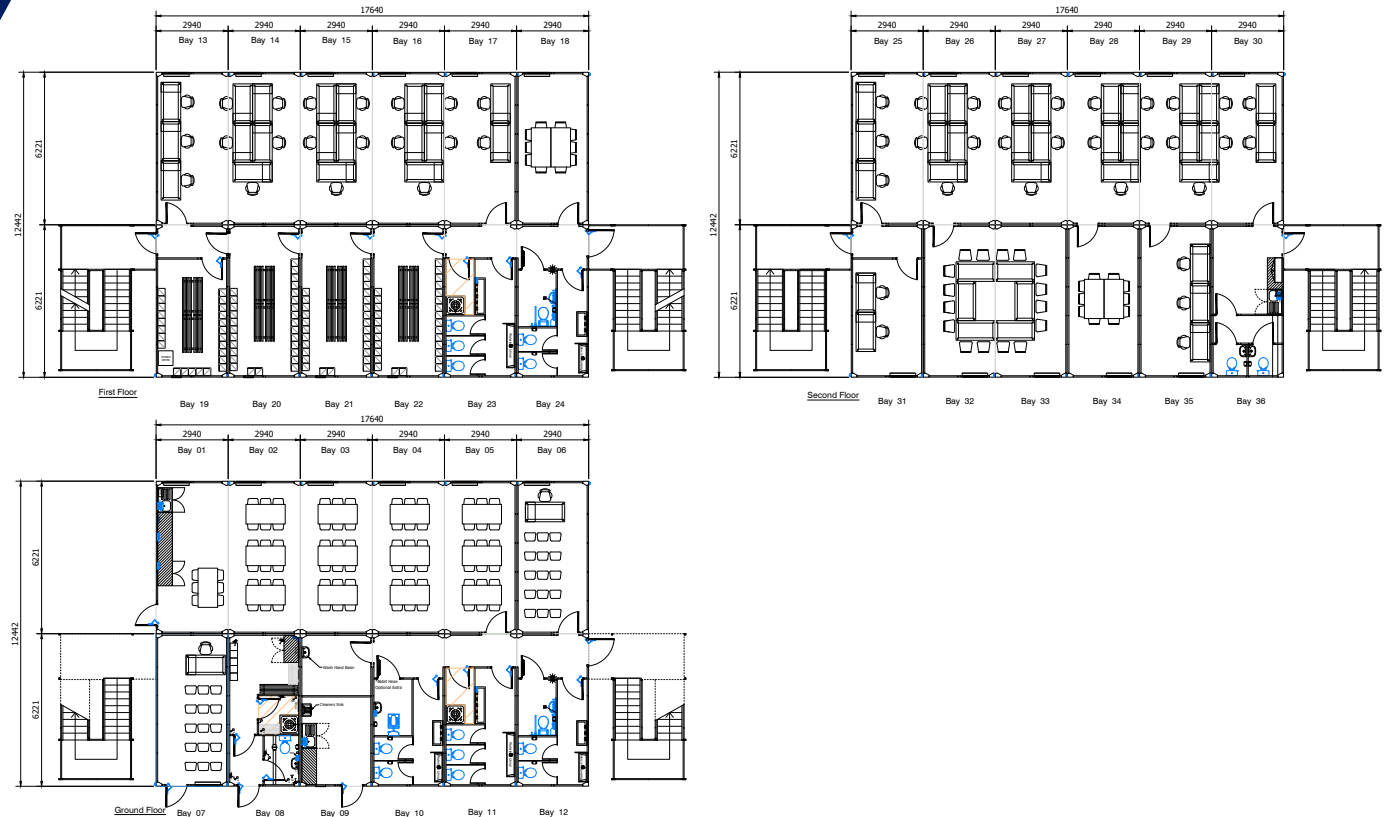
- 36 Bay Complex
- Open Office (for circa 50 people)
- 84–168 Person Welfare
- Large Meeting Rooms (to suit max 20 people each)
- Small Meeting Room (to suit max 12 people)
- Drying Facilities
- Shower Facilities



Moduflex® Example Layout Type-H

Overview

- 36 Bay Complex
- Open Office (for circa 50 people)
- 96–192 Person Welfare
- Large Meeting Room (to suit max 20 people)
- Small Meeting Room (to suit max 12 people)
- Drying Facilities
- Shower Facilities



Moduflex® Example Layout Type-I

Overview

- 42 Bay Complex
- Open Office (for circa 54 people)
- 96–192 Person Welfare
- Large Meeting Rooms (to suit max 20 people each)
- Small Meeting Room (to suit max 12 people)
- Drying Facilities
- Shower Facilities



Office Essentials

Key Products



Climate Control

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Furniture

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Ramps and Steps

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Fire Protection Products

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For full range details refer to page 5

Introducing Fireflex®



Exceed fire safety standards

Specifically designed to provide enhanced fire protection, the structure forms a fire-rated enclosure to the module which helps operators exceed the requirements of the Joint Code of Practice (JCOP).



60-minute fire-rated

Each element of the building provides (from inside to out) a minimum performance of 60 minutes and provides a high level of fire protection to both the occupants of the modular structure and adjacent buildings and properties.



30-minute fire-rated

Roofs, walls, floors, and doors provide a level of fire rating over and above the 30 minutes integrity and insulation requested by the Joint Code of Practice (JCOP).



Active fire curtain

Each opening window is fitted with active fire curtain barriers. The Vii®Fire product is a compact manual roller system tested up to 1000°C. The Fire Curtain is concealed in a steel casing above the window on the internal face. If the thermal fuse reaches 135°F/57°C, the Vii®Fire system will deploy to provide a protective barrier.



Introducing Fireflex®



Ideal for inner-city use

Fireflex® is 2.4m wide and ideal for restricted sites where the required 6m fire break cannot be achieved. In some cities, a movement order will not be required which saves time, cost, and makes choosing installation times/dates easier.

Engineered to perform

Robust factory-engineered modules make Fireflex® the perfect temporary building solution for brownfield sites and locations with a close proximity to other buildings.



Strong and stable

Fireflex® has been successfully assessed for its strength and stability. The building system has been assessed in accordance with Eurocode UK National Annexes in one, two and three storey configurations.



Built to last

The Fireflex® building system has a design life of 50 years. The standard lacquer coated steel finish has a predicted service life of up to 20 years before its first repaint.



Fireflex®: Layouts & Floor Plans

Popular configurations

Fireflex® allows you to create many different designs and layouts for a wide range of applications. Here's a selection of popular configurations.



Fireflex® Example Layout Type-A

Overview

- 12 Bay Complex
- 10–12 Person Office
- 30–60 Person Welfare
- Meeting Room
- Drying Facilities
- Shower Facilities



Fireflex® Example Layout Type-B

Overview

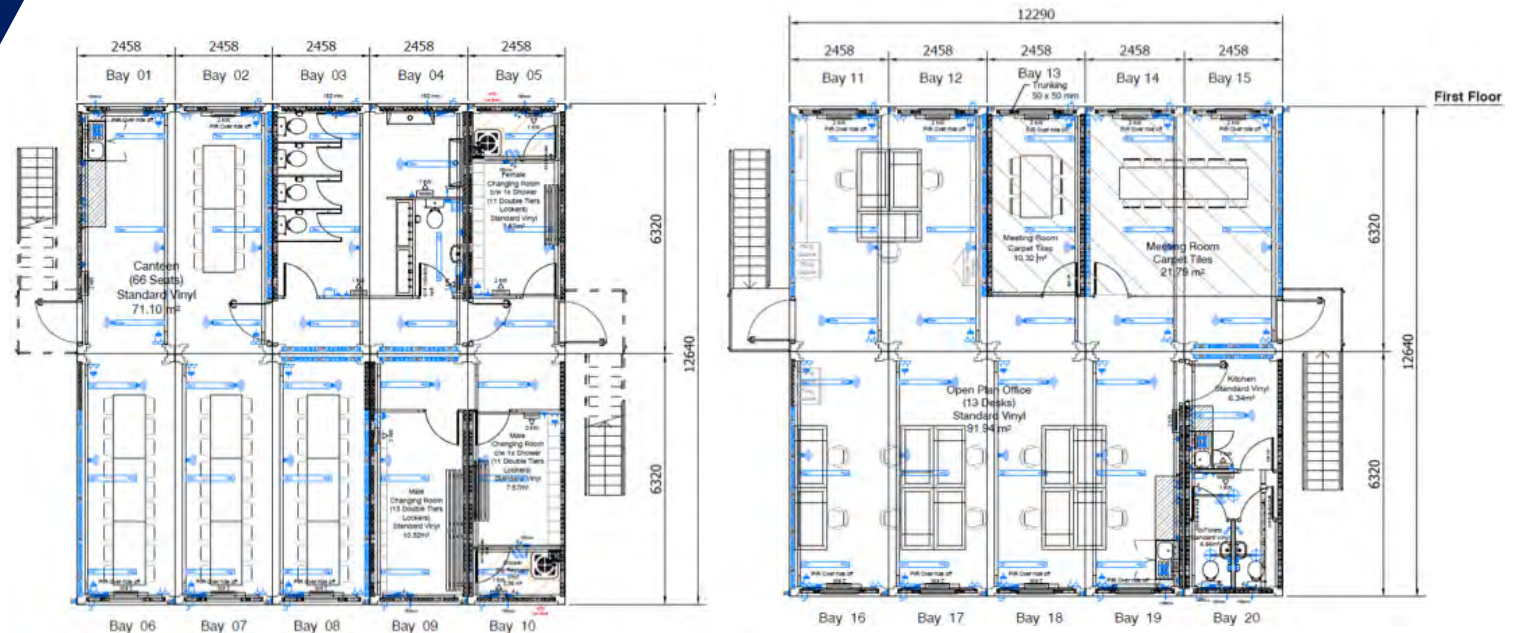
- 16 Bay Complex
- 12–14 Person Office
- 42–84 Person Welfare
- Meeting Room
- Drying Facilities
- Shower Facilities



Fireflex® Example Layout Type-C

Overview

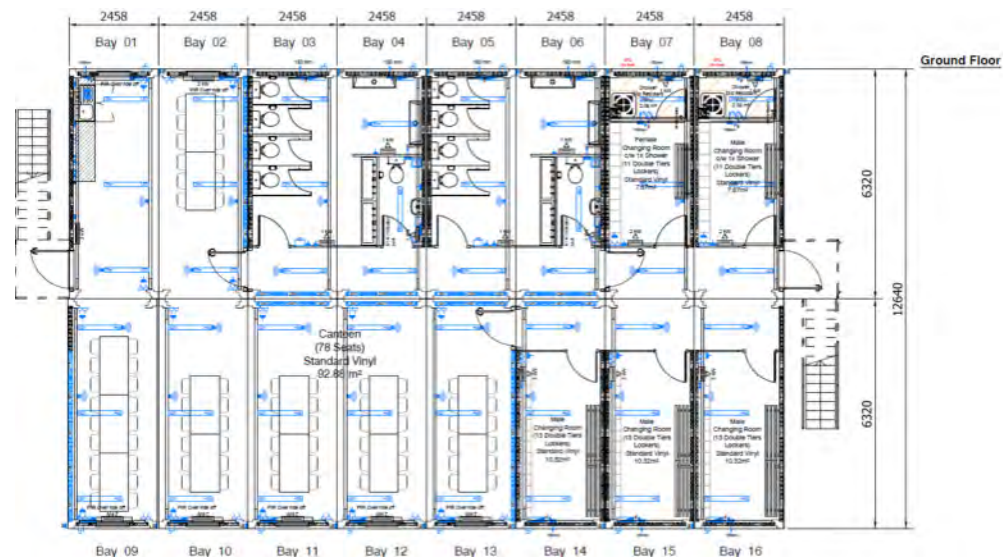
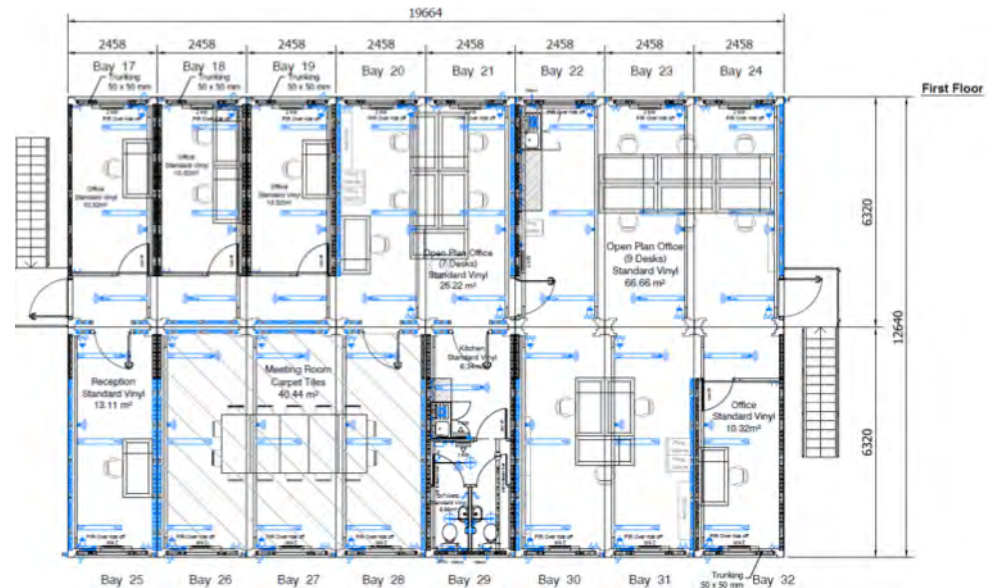
- 20 Bay Complex
- 16 Person Office
- 66–132 Person Welfare
- Meeting Room
- Drying Facilities
- Shower Facilities



Fireflex® Example Layout Type-D

Overview

- 32 Bay Complex
- 20 Person Office
- 78–156 Person Welfare
- Meeting Room
- Drying Facilities
- Shower Facilities



Sustainability

Committed to sustainable development

The UN Sustainable Development Goals provide a shared blueprint for peace and prosperity for people and the planet, now and into the future. Here's how we're meeting them.



SDG 12 – Responsible Consumption & Production

Goal: Ensure sustainable consumption and production patterns.

Our sustainability roadmap details plans to switch to renewable and sustainable energy sources, offset carbon, and enhance our circular economic activities through leasing, re-deploying and end-of-life recycling.

SDG 9 – Industry, Innovation and Infrastructure

Goal: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.

We are an EcoVadis Silver member, recognising our commitment to sustainable practices and continually improving our corporate social responsibility.

SDG 13 – Climate Action

Goal: Take urgent action to combat climate change and its impacts.

Elliott, along with our parent company, the Modulaire Group, are committed to achieving Net Zero emissions by 2050, and helping our customers do the same.

SDG 4 – Quality Education

Goal: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.

We received the Investors in Young People Gold Award. We will continue this commitment to positive outcomes for young people with up to 30 apprenticeships by the end of 2021.

SDG 5 – Gender Equality

Goal: Achieve gender equality and empower all women and girls.

We are prolific supporters of Women in Construction, half our workforce composed of women working throughout the company.

SDG 11 – Sustainable Cities & Communities

Goal: Make cities and human settlements inclusive, safe, resilient and sustainable.

We are a Partner and Gold member of the Supply Chain Sustainability School, demonstrating our active participation in the school to increase our sustainability knowledge and competence.

Monitoring Our Progress

2021

Environmental

- Report to Board progress on Net Zero Strategy through the ESGS committee
- 4 reviews per annum
- Establish Group Operational Carbon baseline tonnes of annual Scope 1 and 2 for 2020
- Establish Group Operational Energy Intensity per Modular Space Unit based on carbon footprint
- Undertake an assessment of carbon footprint of a typical Modular Space Unit (baseline 2020)
- Roll out a Group-wide strategy to reduce or mitigate Scope 1 and 2
- Design and build New Frankfurt Branch using Best Available Technology (BAT) for sustainability to achieve BREEAM Outstanding accreditation

Social

- Zero fatalities
- Reduce Lost Time Incident Frequency Rate (LTIFR) per 100,000 by 15%
- Group Zero Harm Strategy rollout
- Launch Wellbeing Helpline in every SBU (6/6)
- Rollout a Group-wide Equality, Diversity & Inclusion strategy and training
- Establish Employee Retention Rate
- Establish a Voluntary Labour Turnover Rate
- Establish Involuntary Labour Turnover Rate
- Create a Talent Development Programme

Our 2025 sustainability and ESG commitments

To deliver on our focus areas, we have outlined the following commitments to 2025, when we will review our targets and timeframes for completion. Alongside this, we have started our ESG disclosures and have mapped our key focus areas to create an ESG dashboard to monitor our progress.

All underpinned by the TCFD, UNGC and SDGs

Governance

- Rollout of Code of Ethics and Anti- Corruption Policy and related training to all employees (new starters 3 months)
- Establishment of ESG & Sustainability Committee
- ESG & Sustainability Materiality assessment – 2 reviews
- ESG & Sustainability Disclosure Practice – 2 reviews
- Sustainability & ESG, climate-related risks and opportunities – 2 reviews
- Cyber risks to be reviewed with the board at least once a year
- Rollout of Cyber Security Policy and related training (new starters 3 months grace)
- Signature of the UN Global Compact
- Group-wide strategy to support the donation and discounting of units to support local community groups

2022



Resource Efficiency

Environmental

- Implement Internal Climate Change and Circular Design Key Principles Protocols for new modular space unit designs
- Greening of Supply Chain and ESG Protocols for Suppliers
- Establish Climate Adaptation Plans for each SBU
- Biodiversity Impacts Protocols for Modulaire sites
- Frankfurt Branch assessment for BREEAM
- Establish Group Operational Carbon baseline tonnes of annual Scope 3 for 2021
- Establish Science Based Targets

Social

- Paid Voluntary Time – 5,000 hrs pa.
- Completion of a global employee satisfaction survey
- Develop a Graduate Programme in all SBUs
- Group participate and undertake three UN Days: March 8th – International Women's Day; April 28th – World Day for Safety and Health at Work; October 10th – World Mental Health Day

Governance

- Commence group-wide Supply Chain audit for modern day slavery
- All design and assembly facilities to achieve ISO 14001/ ISO 9001
- Cyber risks to be reviewed with the board at least once a year
- Rollout of Cyber Security Policy and related training (new starters 3 months grace)
- Signature of the UN Global Compact
- Group-wide strategy to support the donation and discounting of units to support local community groups

2023



Low Carbon Solutions

Environmental

- Source 100 % Renewable Electricity for the Group where available
- Roll out a Group-wide strategy to reduce or mitigate Scope 3

Social

- Increase overall female participation at Board and Senior Management level
- Increase overall proportion of female employees
- Map gender wage gap for all SBUs
- Paid Voluntary Time – 7500 hrs pa.
- Group participate and undertake three UN: March 21st – International Day for the Elimination of Racial Discrimination;
- June 5th – World Environment Day; December 10th – Human Rights Day

2024

Social

- Paid Voluntary Time – 10,000 hrs pa.

Governance

- Increase number of locations with Management Systems e.g. ISO 14001/ISO 9001



2025

Environmental

- Reduce Intensity ratio Tonnes (91 kg CO₂e per Unit) by 40% (vs baseline 2020)
- Reduce Group total gross emissions in metric tonnes CO₂e by 10% (vs baseline 2020)
- Reduce Group embedded carbon footprint (A1–A5) of a typical Modular Space Unit by 20% (baseline 2020)
- Reduce waste to landfill by 50% per typical unit (vs 2020 baseline)
- Improve the operational energy efficiency for a Modular Space Unit by 20%
- Reduce water consumption by the Group by 10%
- 15% reduction in carbon emissions of logistics vehicles (Scope 1)
- Complete Life Cycle Assessment of all newly manufactured Modular Space Units in our portfolio



2030

Innovation & Scale

- Reduce Scope 1 & 2 GHG emissions 30–40%*
- Reduce Scope 3 emissions 30–40%*
- Total Circularity Units Carbon removable 100% renewables
Transform new product portfolio to Net Zero carbon



2050

NET ZERO

Our commitments aim to minimise carbon emissions for our customers and our own company and manage our material risk and opportunities. For Modulaire, this means: Net Zero carbon of our end-to-end supply chain by 2050 and implementing our circular, 'Loops within Loops' model.



Modulaire Path to Net Zero

From a 2020 emissions base line:
Modulaire path to Net Zero by 2050

Reduce scope 1 and 2 GHG emissions
30–40% by 2030

Reduce scope 3 emissions 30–40%
by 2030

2025

Actions

- Resource efficiency – water waste energy
- Innovating smart spaces
- Switch to renewable energy
- Green Sourcing
- Reducing embodied Carbon
- Shift to Circularity
- Cleaner logistics
- Moving to carbon-neutral
- Behaviour changes
- Advocacy for action
- Contributing Citizen



2030

Innovation & Scale

- Total to renewables
- Transforming new product portfolio to operate at Net Zero carbon
- Total Circularity
- Carbon Removable

2050

NET ZERO

Technical Data

Description	6m Moduflex®	9m Moduflex®	Fireflex®
Module Dimensions (W x L x H)	2930 ⁺ x 6211mm x 2900mm (20ft x 10ft x 10ft)*	2930 ⁺ x 8220mm x 2900mm (30ft x 10ft x 10ft)*	2442 ⁺⁺ x 6320mm x 2940mm (20ft x 10ft x 10ft)
Weight **	2500kg	3200kg	3000kg
Triple-stacking capability	✓		✓
Turn-key solutions available	✓	✓	✓
Meets section 13 of Fire Prevention on Construction Sites JCOP (9th Edition)			✓
Typical EPC Rating***	C-D	C-D	B-C
Wall Panels			
Structure	55mm composite	55mm composite	100mm sandwich panels
Insulation	55mm polyurethane insulation	55mm polyurethane insulation	Mineral wool density 100kg/m ³
Inner Lining	0.45mm embossed pre finished steel inner lining	0.45mm embossed pre finished steel inner lining	Decorative inner steel sheet
Class O	✓	✓	✓
'U' Values	0.403 W/m ² K	0.403 W/m ² K	0.38 W/m ² K
Fire Performance			92 minutes integrity/60+ minutes insulation
Internal Walls			
Class O	✓	✓	✓
Roof			
Structure	1 degree dual pitch roof. 0.5mm interlocking lacquered steel tray ceiling	1 degree dual pitch roof. 0.5mm interlocking lacquered steel tray ceiling	1 degree dual pitch roof. 0.5mm interlocking lacquered steel tray ceiling
Floor			
Structure	Steel structure – Twin longitudinal sections with transverse steel floor bearers welded and positioned at 400mm centres (Floor loading of 2.5kn/m ²)	Steel structure – Twin longitudinal sections with transverse steel floor bearers welded and positioned at 400mm centres (Floor loading of 2.5kn/m ²)	The floor chassis consists of side skids from bespoke cold formed profiles. The floor is decked with 19mm CTBX plywood. The floor is insulated with 2 layers 80mm mineral wool fitted between and under the structural floor (Floor loading of 2.5kn/m ²)
'U' Values	0.501 W/m ² K ⁺⁺⁺	0.501 W/m ² K ⁺⁺⁺	0.26 W/m ² K



A Modulaire Group company

Fireflex®

Raising on-site fire

Let Elliott make your life easier

Learn more about how Moduflex® and Fireflex® can promote worker wellbeing and improve productivity on your site.

For more information please contact:

help@elliottuk.com

0808 108 2222

