

elliott[®]

A Modulaire Group company



Portable Space Solutions

HIRE EVERYTHING YOU NEED, WHEN YOU WANT IT



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.







Strength in Depth

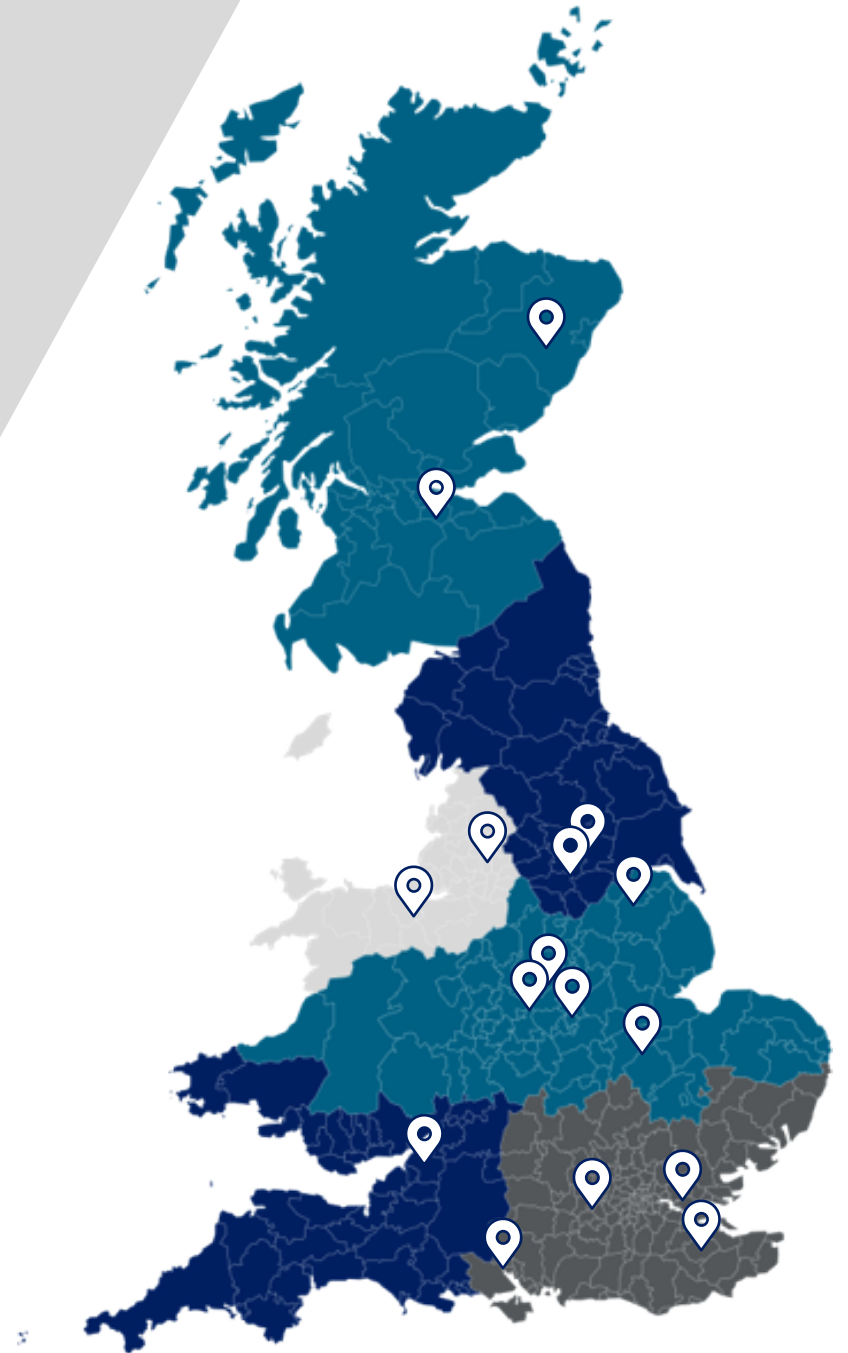
Elliott is part of the Modulaire Group

Europe & Asia Pacific's leading business service company specialising in modular space

-  22 Countries in Europe and Asia Pacific
-  6,000 employees in 250 locations
-  250,000 units with fleet net book value >\$3Bn

Elliott Group Ltd

-  1,000 Employees in 18 locations and over 40,000 units
-  Wide product range from Containers to BR Sales
-  Two assembly factories in Cannock and Carnaby
-  16 branches covering the whole of the UK in six regions



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 Bowsers
✓	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



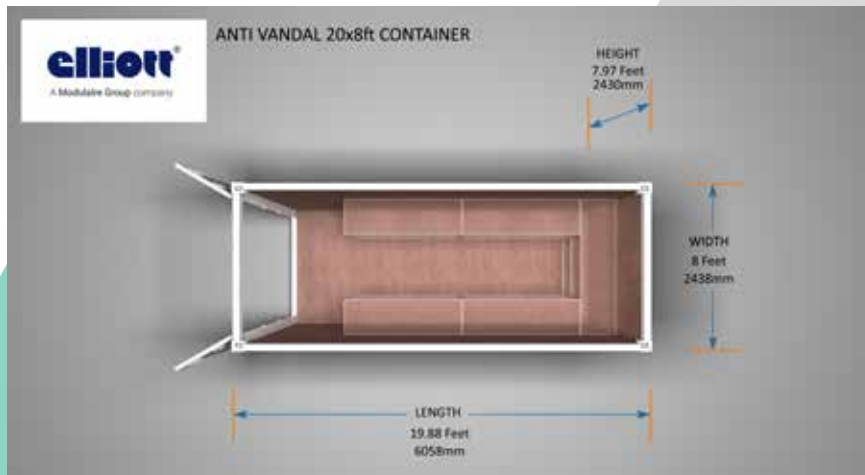
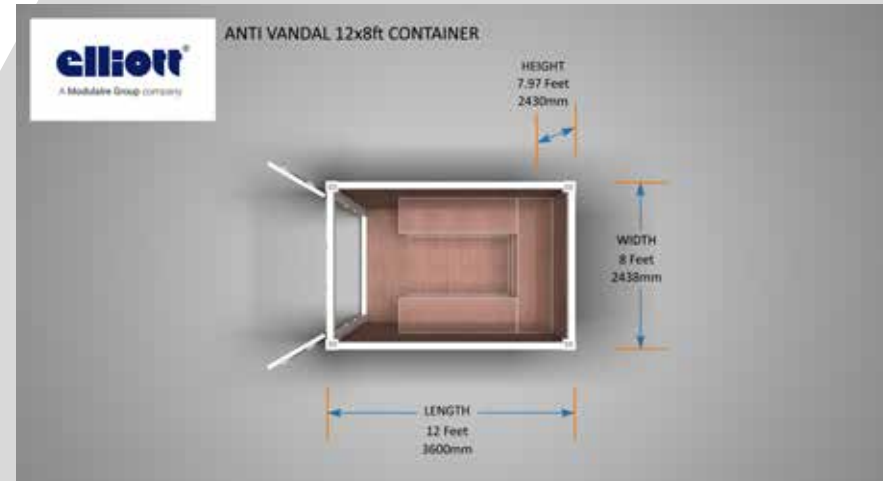
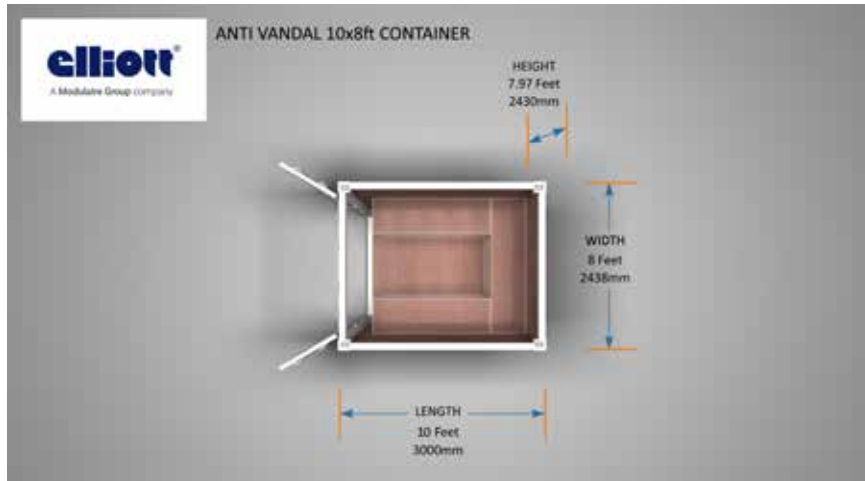
Storage Containers

Heavy duty storage space for any location

- Strong corrugated steel
 - dent, warp & buckle resistant
- High-security double doors
 - unique 10-pin locks
- Integral lifting eyes and forklift pockets
- Sizes – From 10ft x 8ft to 32ft x 10ft
- Racking, security lighting, spill trays available
- Immediately available



Storage Containers – Sizes Available



Anti-Vandal Portable Buildings

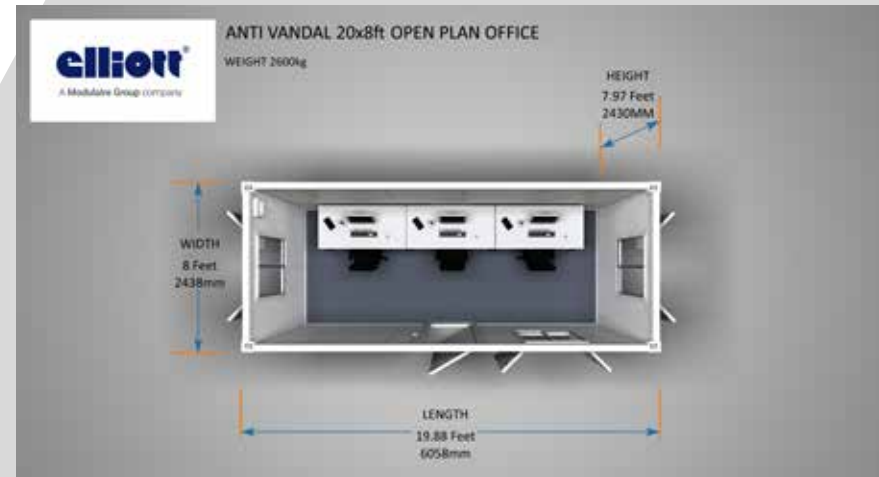
**Tough, flexible and comfortable
accommodation for any use**

- Energy efficient – Double-glazed windows, LED lighting, timed heaters*
- Security – 10-lever door locks, anti-jimmy quality with cost-effectiveness, steel window shutters
- Low water consumption – waterless urinals
- Dual flush toilets, non-concussive taps
- Link and stackable
- Popular Sizes – from 20ft – 32ftx10ft

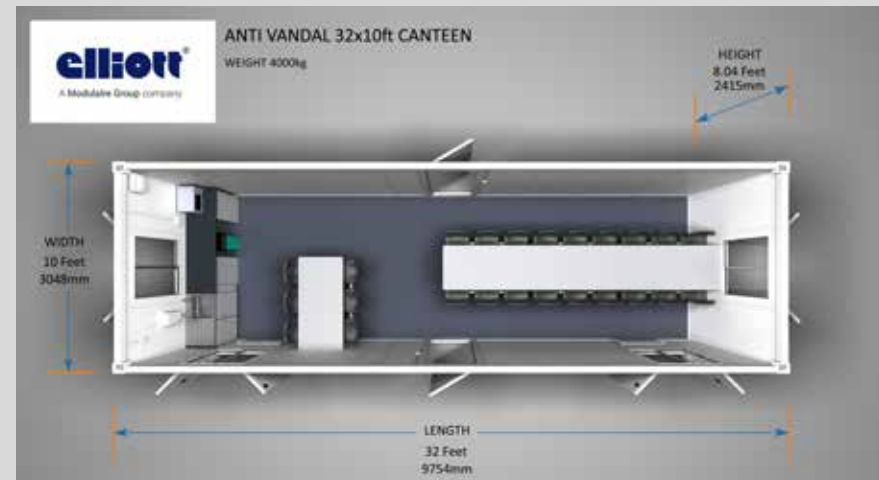
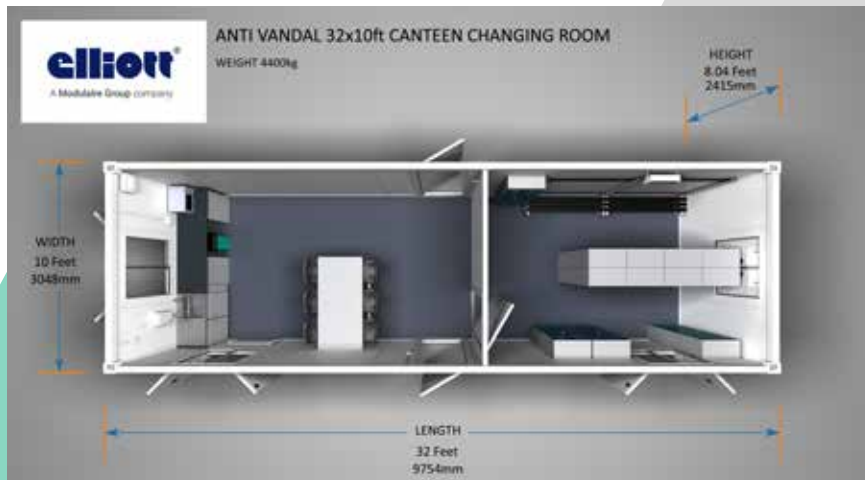
*AV+ spec only



Anti-Vandal Offices – Example Layouts



Anti-Vandal Welfare Units – Example Layouts



Case Study

Centrica: Energy Efficient Portable Buildings

The Challenge

Centrica were due to commence a major project in Lincolnshire and wanted to be as sustainable as possible during the reasonably short period of time on-site.

Our Solution

Elliott provided 14 low-energy consumption specification cabins from the local branch, one of 16 strategically located throughout the UK.

The portable buildings were delivered, installed and double-stacked at the plant to rigorous safety standards. Initially the buildings were used for a 6-week period as offices and welfare accommodation during a plant shutdown for essential maintenance.

Compared to standard portable buildings the low-energy consumption specification provides double-glazed windows to retain more heat, energy efficient LED lighting and thermostatically controlled heating to maintain even temperatures to consume less power.



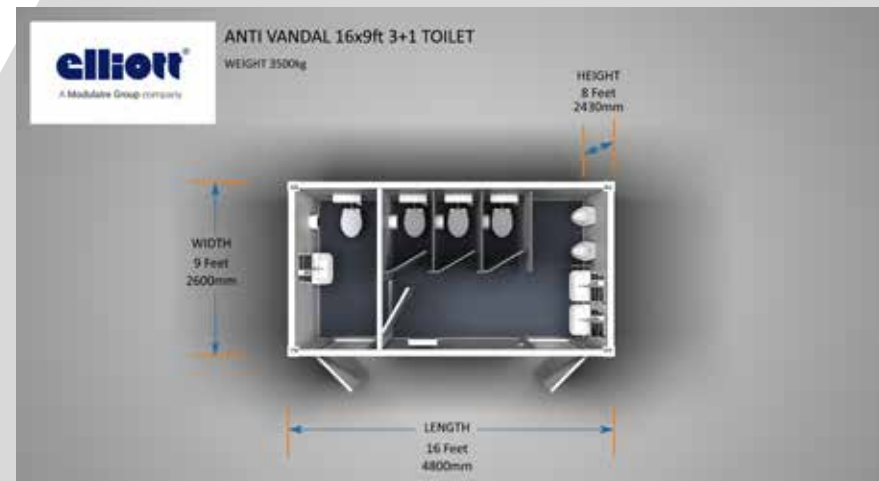
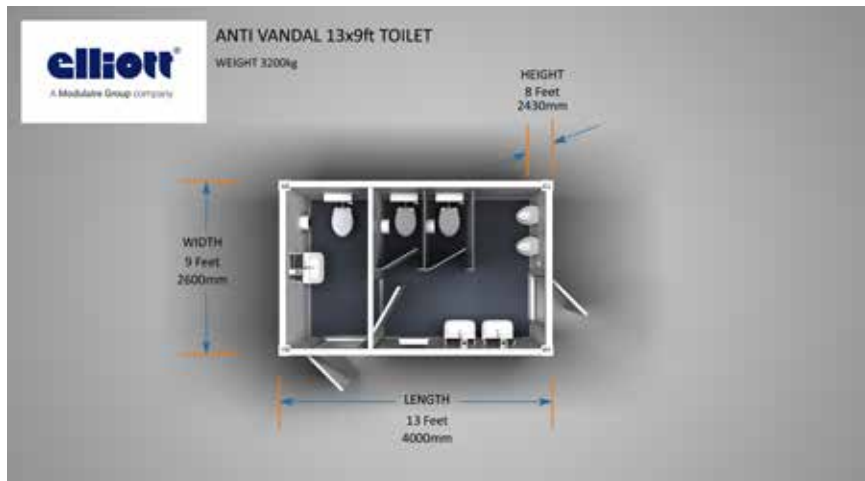
Portable Toilets and Showers

Quality, hygienic combination toilet and shower blocks

- Fitted with high quality fittings for higher standards of on-site hygiene and welfare
- Mains & Mains-Free, single sex and combination unit options. Effluent tanks supplied as optional extras
- Energy saving – LED lighting, dual flush toilets, waterless urinals, non-concussive taps
- Full range of consumables & dispensers
- CDM regulations compliant



Portable Toilets and Showers – Types Available



Washroom Services

Complete washroom management service available

- Additional services for portable toilet hire
- Consumables dispensers – Soap, Hand Sanitiser, Air Fresheners, Feminine Hygiene, Toilet rolls, Skin safety, Toilet seat sanitisers
- Entrance mats to prevent slippage
- Weekly dispenser refill service available



Effluent Tanks

Regular tank emptying service by Elliott

- 500 or 1000 gallon tanks supplied for Mains-Free toilet blocks
- Robust, lightweight, non-corrosive plastic tanks – more hygienic than steel
- Sealable ports to prevent malodour & spillage
- Tanks can be linked to increase capacity



Blast-Resistant Offices

Blast-resistant accommodation

- Armoured-steel units that can take the blows
- 100mba to 300mba fire & blast resistance to required specification – FFOP certified
- Suitable for offices, training rooms, changing rooms, storage
- Size: 9m x 3m (32ft x 10ft)



Case Study

Major Oil Refinery: Blast-Resistant Portable Accommodation

The Challenge

During construction of a new project site safety officials at a major oil refinery decided they needed a range of portable accommodation to protect their workforce in areas of potential explosion.

Our Solution

Elliott staff worked closely with an industry specialist to design armoured-steel blast-resistant portable accommodation of the desired quality to provide the necessary protection needed for such a potentially explosive site.

The specification was subsequently approved by safety officials at the refinery. Over 500 blast-resistant portable buildings have been specifically manufactured to rigorous standards to withstand 100 Mba free field over pressure with 200 Mba reflective overpressure on any face.



Monobloc Portable Buildings

Monobloc is perfect for creating quality working environments for small groups of people. It offers the same attractive internal environment as our Moduflex modular system, but in single units. Monobloc's all-steel external and internal construction is robust, easy to clean and comfortable to work in, providing a quality feel inside and out.



Monobloc Portable Buildings

- Aesthetically-attractive premium office space
- Energy efficient – LED & PIR lights, timed heaters fitted as standard with climate control as optional extra
- Light & airy – 2.47m internal ceiling height
- Secure – Internally-operated integral window shutters
- Sizes – 20ft x 10ft & 30ft x 10ft
- Standard layouts available – allows shorter lead times & budget constraints



Creating your one-stop-shop solution

Our best-selling facilities



Furniture Hire

- Furniture is essential for all buildings. We offer a wide range of complete office, meeting/conference room, canteen and drying room packages, to get you up and running on day one.
- We have a choice of workstations, chair types and storage units for every application, providing quality furniture that is built to last.
- Hassle-free with no delays – Our furniture is delivered assembled and ready to go inside your building.
- Maintenance-free – Avoid problems associated with managing, storing, maintaining and disposing of furniture you purchase. We simply take it away when you no longer need it. Sorted.
- Additional options available – Include reception area furniture, space-saving tall lockers & drawers for hot-desking and job-sharing environments, hygiene screens, privacy screens and recycling bins.



Climate Control

- Climate control systems substantially reduce CO₂ emissions compared to convector heaters, for better environmental sustainability.
- Lower energy consumption means you could save hundreds of £ in electricity costs every year.
- Systems optimise user comfort all year round, for improved productivity benefits.
- High (split) and low-level systems are available including servicing and maintenance.
- Low-level systems both heat and cool, can save up to 56% on energy costs* and can be easily retro-fitted to buildings already on hire.
- Costs are lower than you think – starting at just £2.29 per week* for a low level system.



Ramps and Steps

- Provide safe, quality and sustainable means of accessing your building, for a professional solution.
- Ensure compliance with Building Regulations Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact) by providing ramps and steps.
- Quality modular ramps – Are needed for public access buildings. Our ramps are fully adjustable and made of steel for robustness, durability and non-combustibility. Configurations are customised to your site conditions and installed rapidly. Ramps can be modified, adapted, removed and re-used for a fully flexible, sustainable solution.
- Quality modular steps – Most commonly specified for site accommodation applications and as entry-level access solutions. Fully adjustable and made from steel for non-combustibility.
- Sustainable and cost-effective recycled plastic options are also available.
- Full service included – Site surveys (where required), installation and removal.



Fire Protection

- The safety of everyone on site should be the first priority. That includes temporary or additional buildings, which should always be fitted with fire protection equipment.
- Fire Alarms – Developed specifically for the Construction industry, we offer wireless fire points, smoke & heat detectors and base stations, all certified to relevant standards, including the Fire Protection Association Joint Code of Practice.
- Cost-effective wired fire alarms are also available.
- Fire Extinguishers – We offer the full range of options – Water (General purpose), Foam (Multi-Risk environments), Powder (Highly flammable materials) and CO₂ (Electrical equipment), along with stands and mobile trolleys. Plus dedicated units for safely recycling used extinguishers.
- Our options available are suitable for use in portable, modular and traditional permanent buildings.



Water Bowsers

- Provide a plentiful source of ready-to-use fresh water where 'on tap' mains supplies don't exist. Adequate fresh water supply is a requirement to comply with welfare CDM Regulations.
- Bowsers hold 1000 litres (220 gallons), with a regular refill service available to keep them topped-up.
- Our bowsers include a pump to provide and maintain 4 bar water pressure.
- Robust steel enclosures connect to a standard 240v power supply for easy practicality.
- Portability – enclosures can be stacked and moved by forklift truck, for added on-site convenience.



Sustainable, Reusable Foundation Pads

- Portable buildings should be kept level at all times for safe and secure operation.
- 'Jack' pads are easy to install. The 'jack' design means pads are fully height adjustable for optimum levelling, whatever the site conditions.
- 100% recyclable and made from recycled materials for more responsible use of materials.
- Pads are re-usable when the portable building is no longer required on-site.
- A more sustainable and convenient solution than alternatives.

For details of our full turn-key solutions range, please see page 6

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

Accreditations





A Modulaire Group company

Portable Space Solutions

Hire everything you need,
when you want it

For more information please contact:

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0808 108 2222

elliottuk.com

