

Schools Rebuilding Programme

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**FUND, DESIGN & PROCURE FOR
MANUFACTURE & ASSEMBLY**



Off-site Modular Construction – Perception?



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Off-site Modular Construction –



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What is Off-site Modular Construction?



•Permanent steel f

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**TRADITIONAL
CONTRACTOR**

**TRADITIONAL
DESIGN**

**MODULAR
CONTRACTOR**

**MODULAR
DESIGN**

**MODULAR
SPECIFICATION**

**1st Generation
Modular**

**2nd Generation
Modular**

**3rd Generation
Modular**

**4th Generation
Modular**

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**TRADITIONAL
CONTRACTOR**

**TRADITIONAL
DESIGN**

**MODULAR
CONTRACTOR**

**MODULAR
DESIGN**

**MODULAR
SPECIFICATION**

PROCESS > PRODUCT

CONSTRUCTION > MANUFACTURE

SCATTERED > CENTRALISED

VARIABILITY > CERTAINTY

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2FE
First Floor

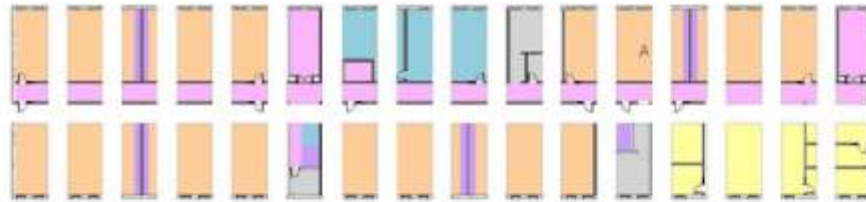


2FE
Ground Floor





2FE
First Floor Plan



2FE
First Floor Plan
Modular layout



2FE
Ground Floor Plan

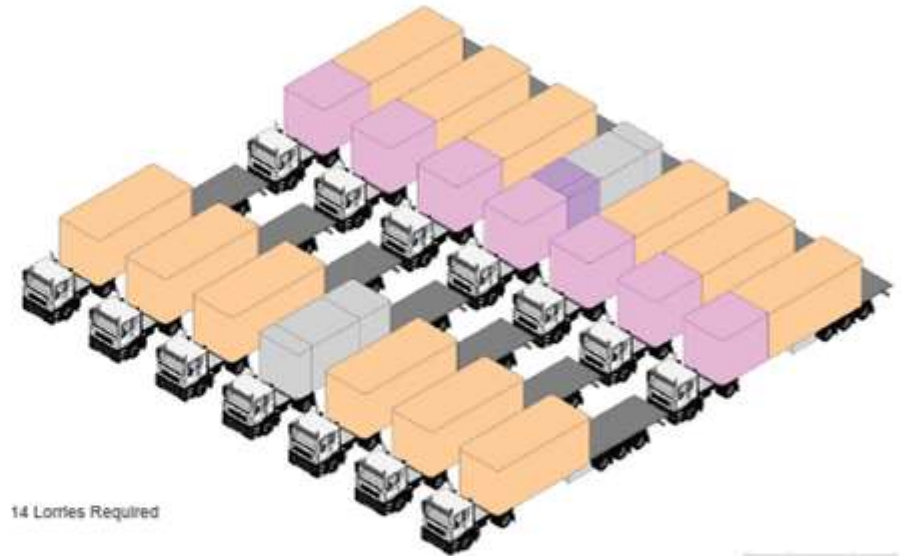
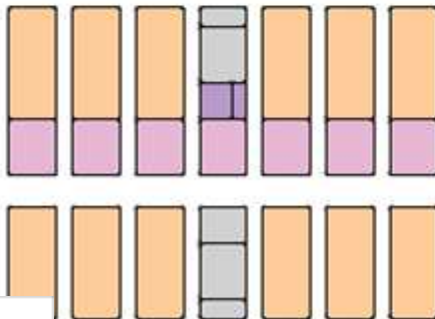
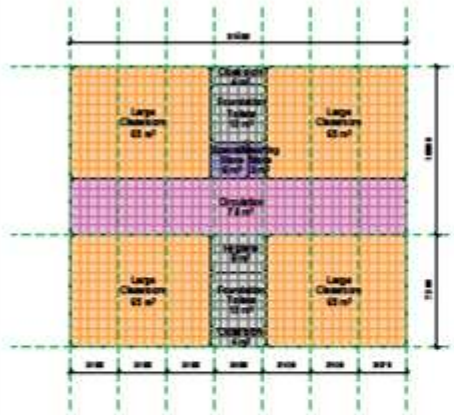


2FE
Ground Floor Plan
Modular layout



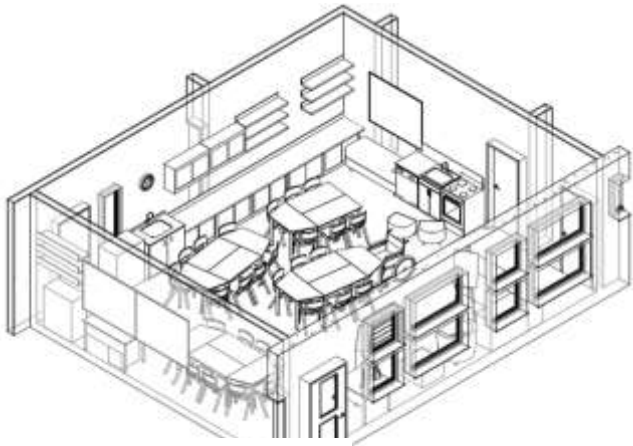
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Transporting 3500mm wide modules



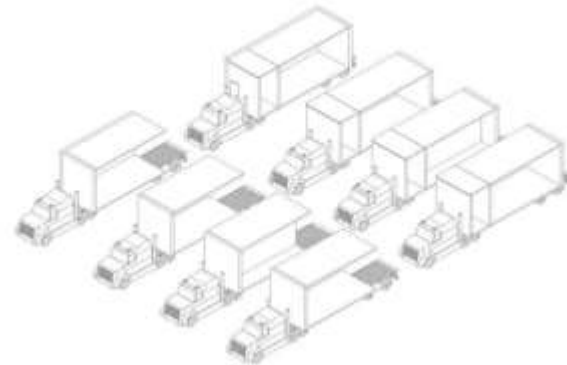
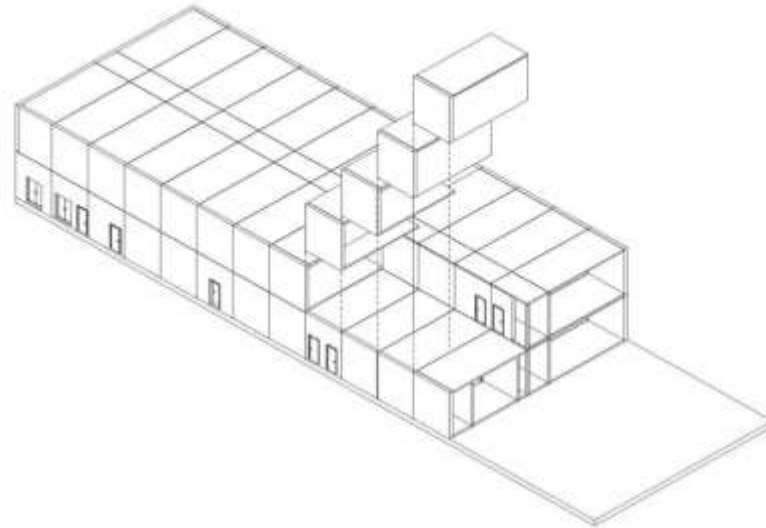
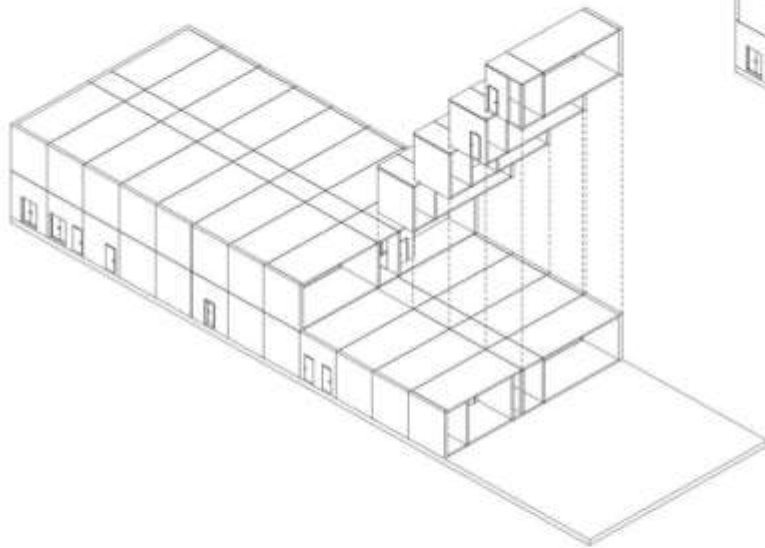
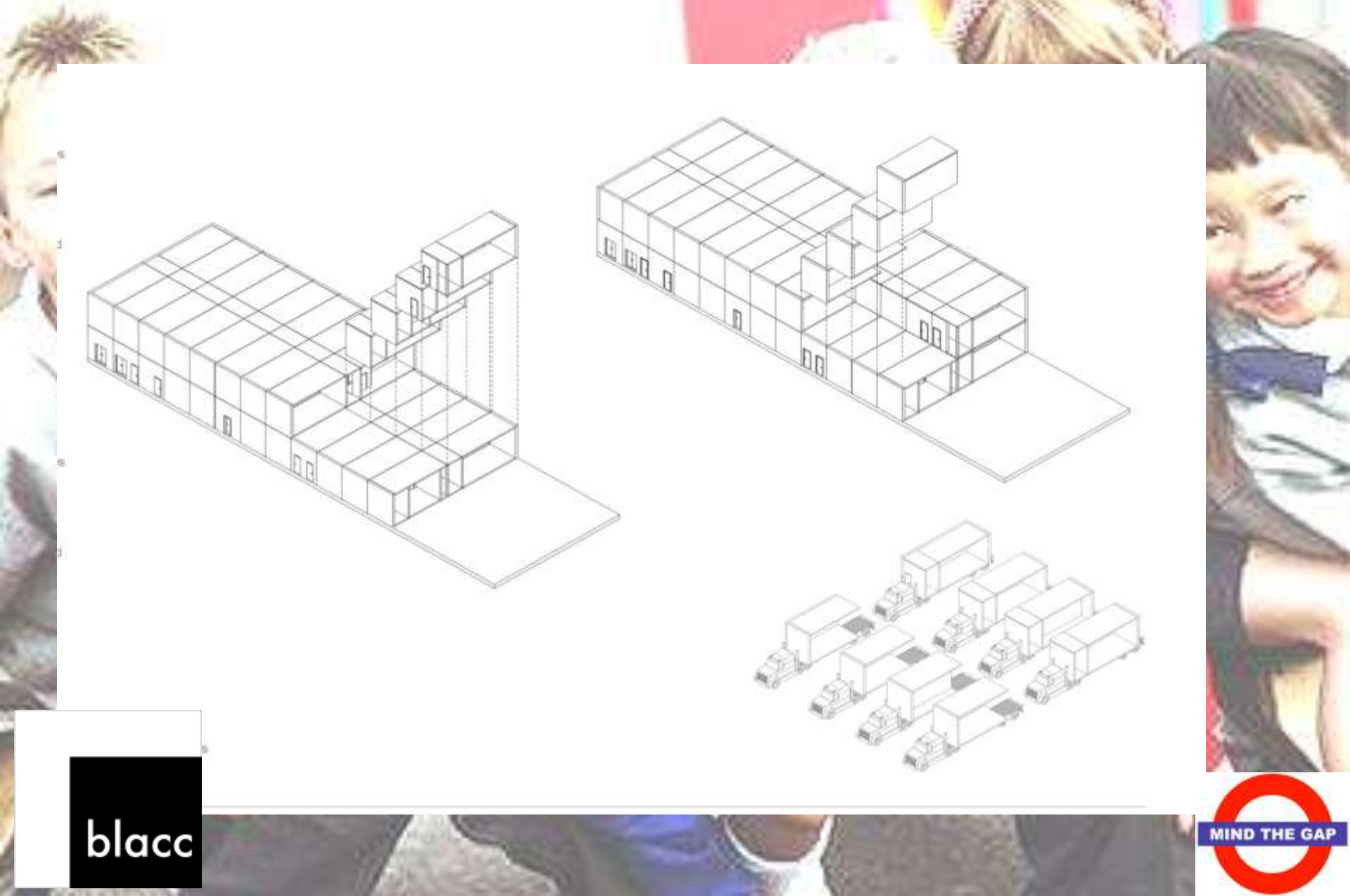
14 Lorries Required





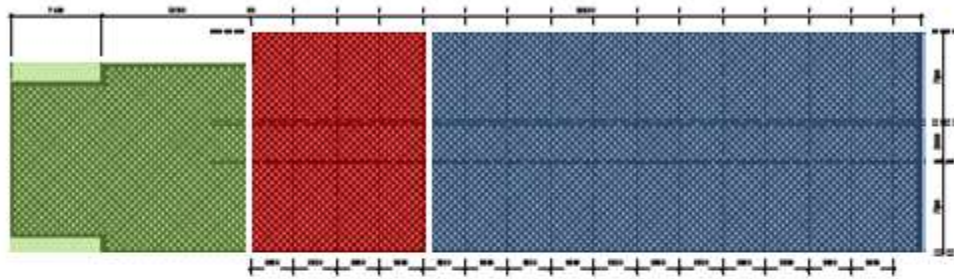
Reception Classroom Plan



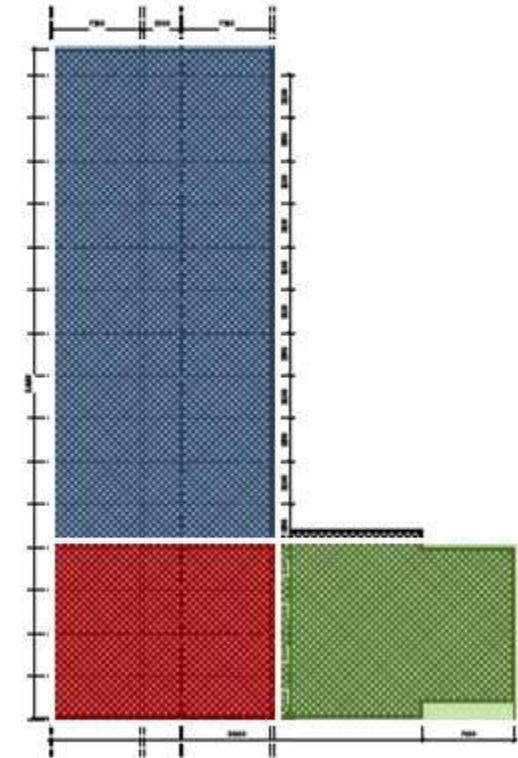
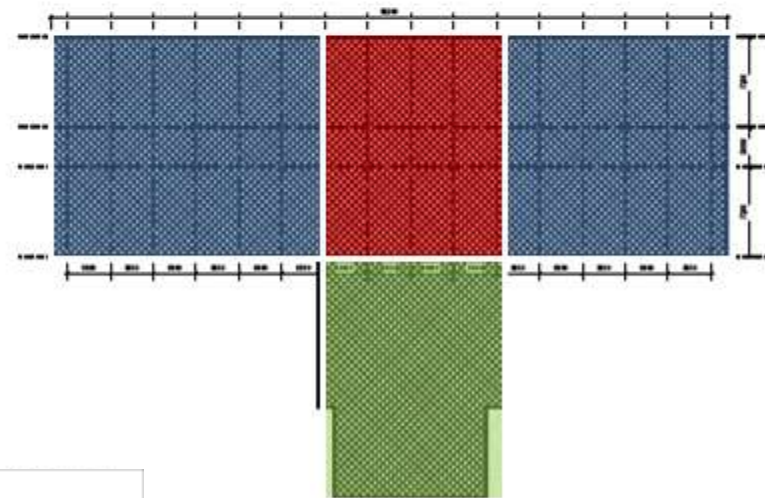


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Potential Footprints
2FE



T Footprint



L Footprint

Generation 4 Modular - MOD C - Bespoke Mini Framework (Secondary schools)

- **Greater off site construction – 6 weeks on site**
- **Need regulated steady flow of work**
- **Simplify the process & upskill the market.**
- **Contractors still poor at delivery and managing.**
- **Perception is changing (same spec less disruption)**
- **Re-locatable permanent buildings**

The next generation- Where do we go from here?

- Manufacture base units speculatively.
- Virtual 3d models with - Car spec options website / app.
- Separate not module and module works
- Space types not building types
- 6 weeks on site



Delighters & Derailers

- Need for rolling programme of work / funding
- More centralised procurements
- Design and procure for off site
- Change to end engagement
- Programme and portfolio management approach.
- Continuous improvement
- New project delivery model
- Max efficiency - more mechanisation

Questions ?



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