

Modular

Excellence Delivered





The UK's Premier
Supplier of Modular Construction

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We are
WACO
international

Waco International

A Strong Financial Platform



About us

Premier Modular Limited is a leading manufacturer and supplier of modular buildings for hire and buy; demonstrating a history of quality solutions over a 60-year period. Under the Waco International banner we have 3,500 employees worldwide and a strong growth profile. The financial platform provided by our parent company enables us to complete major

projects and develop new products to keep us at the forefront of modular building market. We can work as either the main contractor or a sub-contractor delivering off-site construction turnkey packages, where we deliver regionally under the leadership from our Head Office in East Yorkshire. Taking total ownership of the modular buildings construction

project from start to finish, creating a building ready for immediate use. In 2011 we acquired the intellectual property rights of Britspace Modular Building & Gateway Pods, including the design rights to Britspace products, along with several key Britspace personnel.



Innovators
in Modular Construction



Our Mission

As innovators in modular construction, for both hire and buy, our aim is to deliver a range of pioneering products using only the best sustainable resources in order to satisfy our clients' needs. We endeavour to be the UK's most proficient off-site construction and hire company providing quality and value for money, in a safe, fully accredited, compliant and ecological

manner. Our commitment to continuous improvement and research & development ensures all of our products remain market leading in all aspects. We understand the importance of communication, not only between the contractor, the client and the project team but as a whole with consideration to all stakeholders or affected parties.

Core company values:

- **Honesty & Integrity**
- **Respect**
- **Excellence**
- **Trust**
- **Open Communication**
- **Initiative**
- **Pride**
- **Teamwork**
- **Empowerment**



Reputation
based on Exceptional Service



Our Business

We are involved in significant developments for education and healthcare facilities across the country, with university accommodation and school expansions currently in process. Our modern methods of construction have proven exceedingly successful in the defence sector and we are extremely proud to have been involved in housing over 500 soldiers on their return home from Germany. Our 'defect free' collaborations with Project SLAM across numerous barracks in the UK have also been recognised as the industry-leading standard. We have been named Timpson Ltd supplier of the year, and continue to secure a strong relationship with the shoe repairer and key cutters. We were thrilled to have played a part in helping them open their 1000th

store, and in October 2014 were honoured to have installed our 100th pod for the company. Our Hire division boasts an equally impressive clientele with projects recently completed for some of the biggest and exciting developments across the UK, including Siemens Ltd, Battersea Power Station, The Shard, Westfield London and Team GB, to name a few. We create building solutions to meet customer's requirements, not just solutions that fit standard products; an approach made possible by our extensive technical, design and project management teams. From our steel-framed PremPlus and Interlink systems to our cost-effective timber-framed Transline system, all of our buildings are as stylish on the outside as they are robust, functional, comfortable

and inspiring on the inside. Our large manufacturing facilities, based in East Yorkshire, cover 22 acres of land and have the capacity to manufacture and deliver 300 modules a month - in excess of 12,000m² of buildings. All modules are manufactured in a factory controlled environment to ensure high quality of finish and accuracy of construction. As we continue to move forward we deliver innovation, technical expertise and outstanding customer service. Together with our focused workforce, drive for success and commitment to client satisfaction, we have set the leading standard for the European modular construction industry.

Sustainable Thinking

At Premier, we are committed to safeguarding green resources and minimising our effect on the environment. Modular building systems are finally being recognised as being inherently more economical to construct and maintain, and are often the preferred choice for an environmentally friendly and sustainable building solution. Our business decision-making incorporates the consideration of environmental impact, with conservational plans in place to ensure the effect of our operations continuously improves.

Increasing Sustainability

We boast an award winning track record of working with clients to achieve a BREEAM excellent rating.

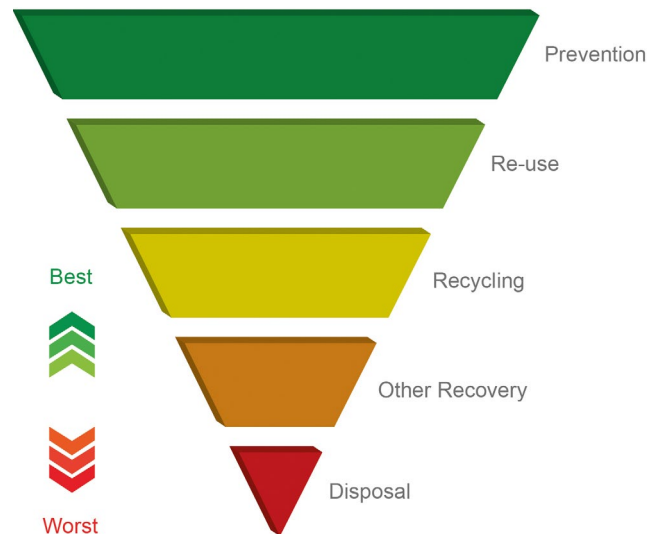
In addition to the existing energy efficiency and outstanding thermal performance of our buildings, our design team can incorporate everything our clients need to create a structure with a low environmental impact. The high insulation, increased air tightness (readings as low as $2.5\text{m}^3/\text{h}/\text{m}^2$) and reduced CO^2 emissions prove far more ecologically friendly and help reduce running and energy costs.

Environmentally Sustainable Materials

All aspects of Premier buildings far exceed the Environmental Performance requirements for energy conservation and emissions currently required by legislation. Our materials are sourced from suppliers that have demonstrated sustainable procedures, with our designs also allowing for almost 100% re-utilisation of all elements of the building.

Waste Management

We operate a 'sell what you have first' policy to offer our clients the best value whilst minimising waste. Our policy enables us to keep track of our supplies. With every new enquiry we start by researching our database for what we have in stock due back soon, this helps us offer our clients best value whilst minimising waste. Premier adopts the following waste management strategy in accordance with industry and EA guidance for best practice:



Recycle

Currently the company recycles or re-uses 90-95% of waste from production.

The recycling streams are as follows:

Plasterboard - processed and reused as fertilizer, cat litter and animal bedding

Timber - broken down for composting and wood chippings

Metals (*Ferrous and Non-ferrous*) - segregated and sold for re-use

Paper and Cardboard - compacted and recycled as more paper and cardboard

Soft Plastic Wrappings and Polythene - recycled into other plastic products

Composite Panel Cut-offs - broken down into component parts and used to manufacture new panels

All activities are conducted by licensed waste carrier/dealers and are monitored as part of the Company Environmental Management System.



Premier were the first Modular Building Manufacturer in the United Kingdom to achieve the ISO 14001:2004 accreditation; the internationally recognised standard for the management of environmental impacts from business activities. Registration to ISO 14001 gives clients reassurance that they are dealing with a company that cares about the environment and about our commitment to the use of sustainable materials in our products.



Premier are able to provide a fully compliant product to satisfy the requirements of FSC and have processes and procedures in place to demonstrate full chain of custody for all timber used in manufacture if required by our clients.

Target Zero

In our company we demand the highest standard of compliance with Health & Safety regulations and have a total commitment to achieving the best Health & Safety performance at our manufacturing facility and across every site, no matter where and no matter how small. Our no compromise, zero tolerance policy ensures everyone is crystal clear about what we expect. Our aim is to create, develop and maintain a culture where accidents and health and safety risks in the workplace are not tolerated. To achieve a target zero approach to non-compliance Health & Safety requirements our employees are encouraged to contribute to our success by:

- Raising awareness
- Achieving compliance
- Implementing the best practice
- Striving for excellence
- Ensuring competence

This demonstrates a positive health and safety culture, and is monitored through regular inspection and audits to ensure compliance with our policy and legislation. **A full copy of our Health & Safety policy is available upon request.** We've put our efforts into training our workforce and have established a successful expansion of procedures aimed to enhance safety both in the factory and on-site. The success of these developments has been

highlighted by some of our clients incorporating said expansions into their own policies. For example, we designed and developed an innovative lifting frame to allow us to work more safely at height when installing modular buildings. Lend Lease have recognised the potential of the system and have now forwarded it for consideration to be included in their own procedures worldwide. We believe this has set an industry-leading standard. Our good practice and commitment to what we do has been recognised and we are proud to have received accreditations from the organisations below.





Quality Assurance

At Premier, we are fully committed to the application of business principles, which offer cost effective solutions, unrivalled quality and exceptional service to our customers through continual innovation and product development. Our Quality Management System is integral to achieving these goals and conforms to the requirements of BS EN ISO 9001:2008 Quality Management Standard. To support these goals we maintain the following:

- High quality, controlled factory manufacturing environment
- Rigorous independent quality assurance inspections throughout each manufacturing process
- Detailed site construction quality assurance plans
- Experienced workforce
- Schedule of internal audits managed on a regular basis
- Continual improvement programme to promote a quality focused culture
- Excellent partnerships with key suppliers to achieve mutually beneficial targets

We are also accredited under the Investors In People. **Copies of our registration certificates and quality policy are available upon request.**



**INVESTORS
IN PEOPLE**





BALFOUR BEATTY
POWER STATION
THE
PAVILION
OPENING TIMES
MONDAY TO FRIDAY
10am - 4pm
SATURDAY
10am - 4pm
SUNDAY
10am - 4pm
VIEWING BY
APPOINTMENT
T: 020 7501 0470

Specialists
in Modular Hire



Hire Modular

Premier offers modular building hire options, with our hire buildings available for just a few months up to several years. If capital is restricted, a long-term modular building hire may be the most appropriate solution for you. A modular building hire solution is ideal if a building requirement is likely to change over a short period of time. They can be expanded, reduced in size or re-configured to meet changing

demands; they can even be moved to another site if required. Our modular building hire business is built on our reputation, with a large blue chip client base and many repeat customers. We understand clients' requirements and value engineer solutions to match, working with the customer to form close, long-term relationships. Our successful hire team continue to provide innovative, high quality and value for money

hire solutions for construction site accommodation, offices and welfare facilities, temporary site offices, temporary classrooms, portable accommodation and marketing suites across the UK.

[Click here to view Hire Case Studies](#)



CONSIDERATE CONSTRUCTORS
This site is registered with the Considerate Constructors Scheme
Improving the image of construction
0800 783 1423
www.ccscheme.org.uk

Sir Robert McALPINE

Proven Track Record
with Products and Systems



Steel Gantry Systems

Got a small site footprint? Premier are one of the leading providers of hire facilities to the construction industry and for inner city projects and sites with a small footprint, we can provide gantry multi-stack systems up to 6 storeys high, supported by a full design and build service. Or, if you wish to supply the gantry through an alternative source, we will provide the buildings.



Maintenance & Customer Care

Our commitment to customers does not stop with the delivery. Premier hire buildings are fully maintained by our own UK wide maintenance team throughout the hire period, reducing customer outgoings and providing the comfort of a known cost. We have a dedicated in-house hire-care department and a pro-active maintenance policy. We also provide full testing on electric, plumbing and heating.



Compatible & Interchangeable Fleet

We have one of the largest, newest and compatible modular building hire fleets in the UK, with interchangeable modules that can meet a wide variety of needs. Our active fleet management ensures we are able to offer a speedy response and lump sum discount options offer savings on financing costs.



State-of-the-art

Design and Engineering



Buy Modular

Premier deliver high quality, durable and comfortable buildings to match customer budgets, from economy solutions to innovative bespoke designs. We have the know-how, manufacturing resource and technical expertise to deliver, on time and on budget, supported by a dedication to customer service. That's why we have so many repeat customers and are the preferred choice of blue-chip companies and public sector authorities. Modular building

construction, also known as volumetric building and a key part of 'modern methods of construction', is fast becoming the preferred method for many local authorities and commercial organisations, including schools, hospitals, offices, retail pods and residential developments. We can work as either the principal contractor or a sub-contractor and have considerable experience of working within a network of supplier parties and project stakeholders. We can

deliver off-site construction turnkey packages, where we manage everything, taking total ownership of the modular buildings construction project from start to finish, creating a building ready for immediate use. As a group we are committed to raising our standards, providing you with a dedication and reliability you need from your modular building supplier.

[Click here to view Buy Case Studies](#)



Finish & fittings options

Whilst the most cost effective modules are usually based on standard frames and sizes, there are endless options to customise the end result, both externally and internally, creating buildings that are as striking from the outside as they are inspiring on the inside.

Why Premier Modular?

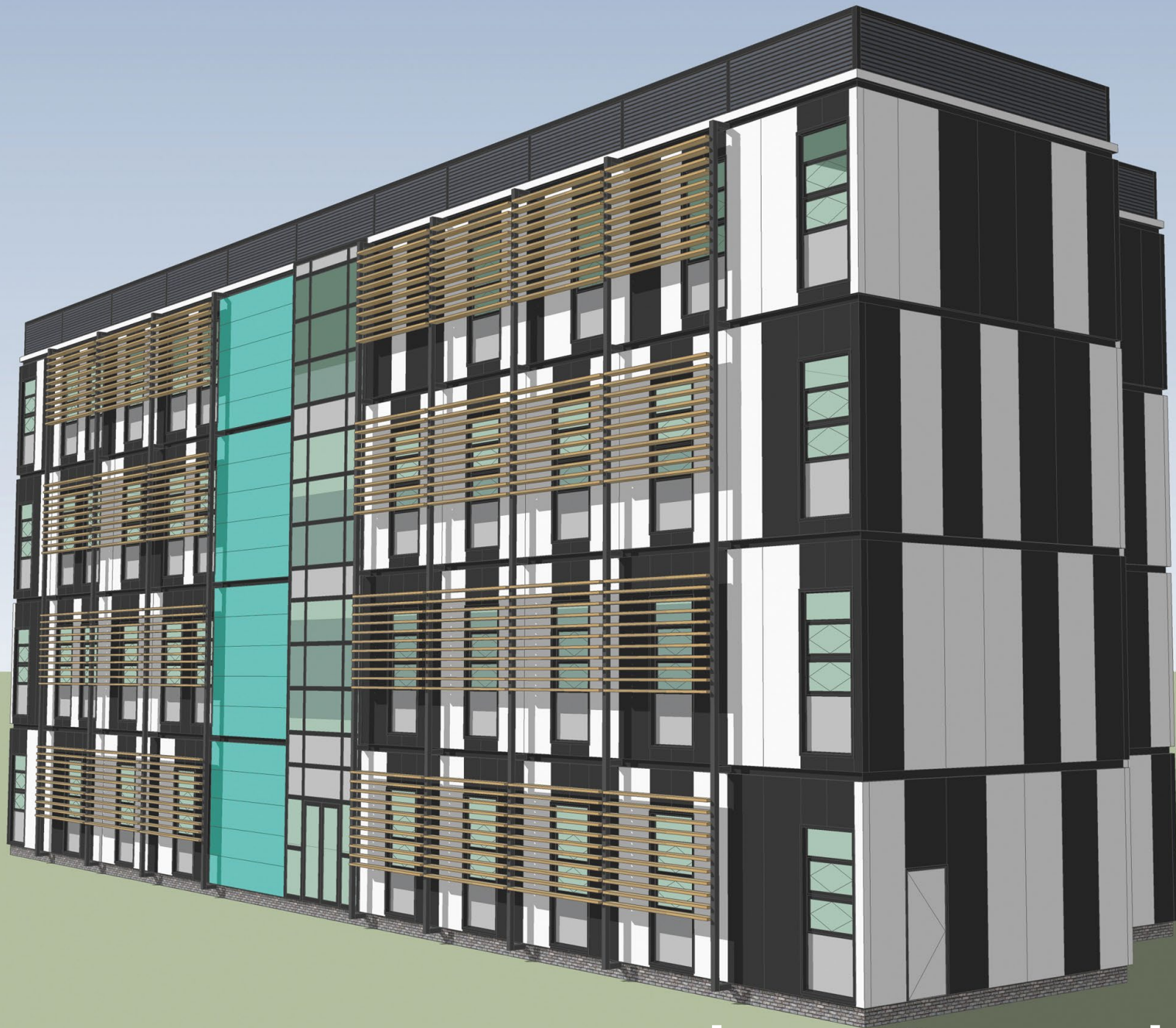
- Build programme reduced by up to 50%
- Competitive pricing
- Programme certainty - due to manufacturing environment
- Rigorous quality control
- Reduced defects & snagging
- Increased energy efficiency
- Health & Safety risks reduced
- Impact on clients' operational activities minimised
- Site traffic reduced by up to 90%
- Less impact on the local area
- Ideal if site access roads or site contractor space is restricted
- Products built from sustainable and recyclable materials

Cost Certainty

A collaborative, team approach, allied to an early commitment to a modular solution is essential from the initial design stage to ensure that the best and most efficient modular design is achieved and ultimately to ensure cost certainty. The design phase of an off-site construction project is carried out much earlier than when compared to traditional methods of construction, the commitment at the early stage through design workshops and working together helps the team to understand this and ensure the best value solution is delivered. This process ensures as much work as possible is carried out off-site. Maximising the benefits of off-site construction, minimising site operations and delivering a project to the end user to suit their expectations.

Quality Control Advantages

Undertaking most of the work in a factory rather than on a construction site allows for much greater quality control and better adherence to project deadlines along with considerable savings to labour costs. The systematic and closely controlled production methods undertaken in our factory helps ensure time scale adherence, quality and budgetary control. Units leave the site with many internal fittings and services already installed ready for quick assembly on-site, reducing final fit-out time. A modular approach is also ideal where site access or operating requirements makes traditional on-site building methods impractical.



Industry Leaders

in Digital Manufacturing

Digital Manufacturing & BIM

Premier deliver value to customers and supply chain members by being widely recognised as the off-site construction industry leader in Building Information Modelling, which we term as Digital Manufacturing. We have embraced process changes in a staged approach to ensure that productivity is not lost while providing measurable improvements in

performance. This in turn is of benefit to the client as the Digital Manufacturing solution drives a smooth project design and delivery, reducing requests for information and potential faults. The use of a cost-assurance Bill of Materials software from early Estimating stage through to Site Completion ensures the data deliverables are

controlled effectively and a single source produces multiple outputs. Sharing knowledge and best practices with BIM is something Premier pride themselves in and they are actively involved in off-site construction industry bodies.



Proof we can succeed

In June 2012, Premier were involved in one of their biggest multi-million pound projects to date, the London Olympic Games. As part of the historical, worldwide summer event, Premier were chosen to provide a medical centre and gym for Team GB along with a 10,000m² media centre. The main purpose of the medical centre and gym was

to provide Consultation Rooms, Physiotherapy Suites, Recovery and Preparation Rooms, Saunas and Ice Machines for the athletes. The building was located only 25 yards from the foot of the Team GB Accommodation Block and soon became the envy of all other nations, as it was the first Olympic Games that provided such facilities for the hosting country.

It helped contribute to the biggest success story in British Sporting history - 29 gold, 17 silver and 19 bronze medals in the Olympic Games. Premier were very proud to be involved with the delivery of the GB Medical Centre and the standard of the work produced received amazing feedback.

Key Testimonials

“As a key player within the industry for modular products, we were delighted to have Premier as our preferred supplier at RAF Wyton. As a business we were confident that Premier would deliver the high standards of safety, quality and environmental best practices that we would expect from our supply chain and this has certainly been achieved.”

Dave Baker,
Assistant Project Manager, Debut Services Ltd

“Premier have both the outstanding colleagues and quality products which are needed by us, and have delivered in all areas for Timpson throughout a number of years whilst developing new and bespoke products, liaising with client contractors, building delivery programmes and working closely with us to ensure a smooth and effective roll out.”

John Monks,
Senior Shopfitting Project Manager, Timpson Ltd

“You were all part of the greatest team in 2012. The effort, professionalism and pride you put into the Team GB medical centre was outstanding. Thank you for an amazing job!”

David Reddon,
Director of Performance Services 2012

Let's Talk



0800 316 0888



sales@premiermodular.co.uk



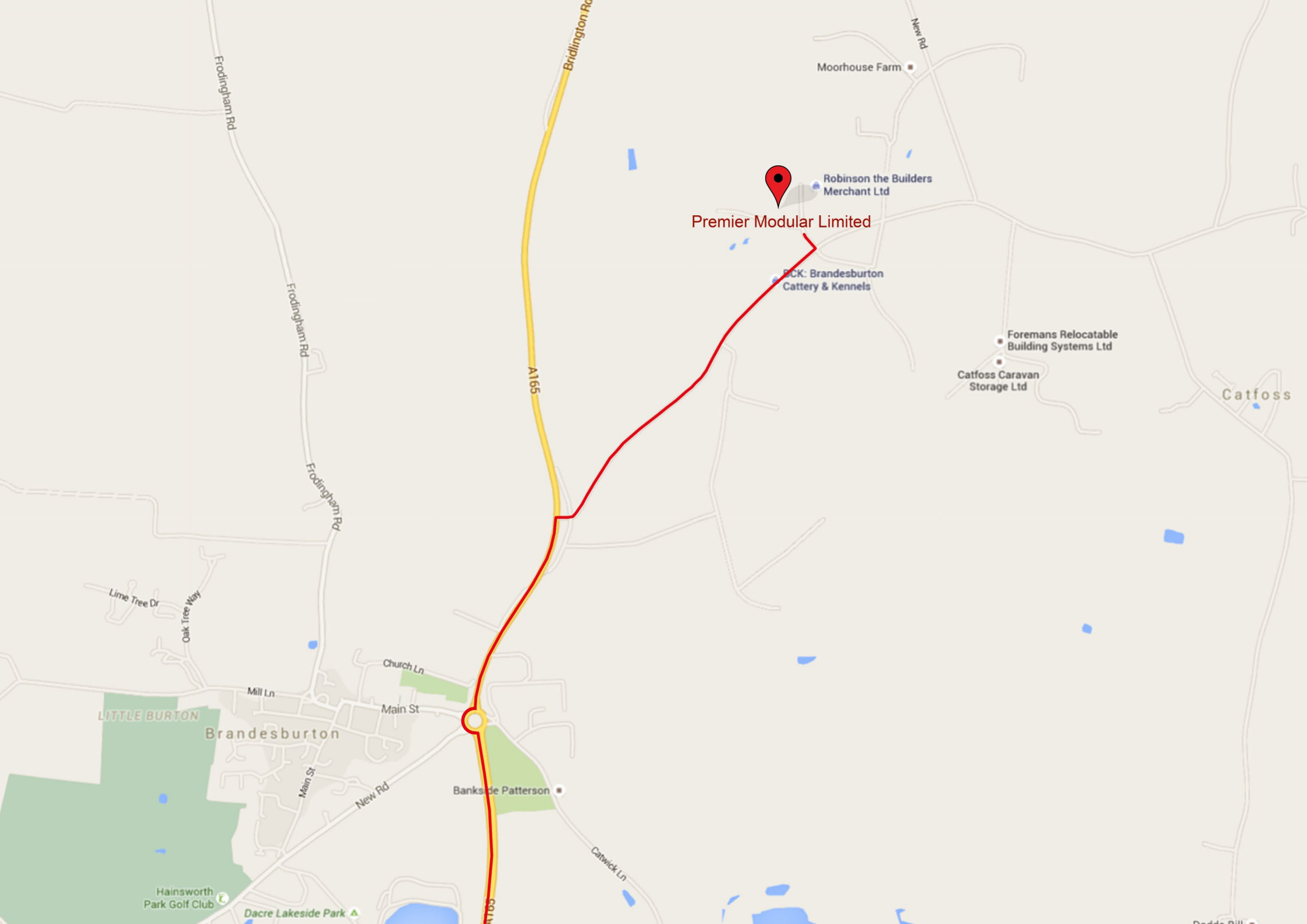
hire@premiermodular.co.uk



www.premiermodular.co.uk



**Premier Modular Limited, Catfoss Lane,
Brandesburton, East Yorkshire YO25 8EJ**



Premier Modular Limited

Moorhouse Farm

Robinson the Builders Merchant Ltd

RCK: Brandesburton Cattery & Kennels

Foremans Relocatable Building Systems Ltd

Catfoss Caravan Storage Ltd

Catfoss

Frodingham Rd

Bridlington Rd

New Rd

Frodingham Rd

A165

Frodingham Rd

Lime Tree Dr

Oak Tree Way

Mill Ln

Church Ln

Main St

LITTLE BURTON

Brandesburton

Main St

New Rd

Bankside Patterson

Catwick Ln

Hainsworth Park Golf Club

Dacre Lakeside Park

Dodds Bill

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