

Modular Building Hire

The flexible solution





Overview

Introduction	2
Modular Hire	4
What Can We Offer?	6
Customer Building Management Service	8
Our Product Range	10-11
Sustainability	12-13
Case Studies	14-24
Point of Contact	26



CARTIER
CIRCLE E14



Introduction

With over 60 years' experience, Premier Modular is one of the UK's leading suppliers of modular building solutions, offering exceptional service, innovative products and an unrivalled build quality across hire and sale.

Working alongside the world's biggest construction companies on some of the country's most prestigious projects, we have a proven track record in delivering a high standard of modular buildings quickly and efficiently across many market sectors.

The strength of our success lies in our dedicated team and state-of-the-art facilities in East Yorkshire. Five interchangeable factories provide large capacity and give crucial flexibility. From our designers to our engineers, we pride ourselves on extensive structural research and development, with a focus on attention to detail and cost efficiency.

We take innovative, forward thinking ideas and bring them to life with our modular buildings, using cutting edge British manufacturing techniques. We can go above and beyond our clients' briefs and expectations – providing world class accommodation solutions.

We form a trusted partnership with each client, providing an integrated, bespoke service tailored to meet exacting requirements. Our flexible approach means we are capable of delivering projects effectively within tight time-frames and on budget, even on bespoke, niche and specialised builds.



CHELSEA BARRACKS

LONDON SW1

A HERIT



Modular Hire

Modular Building Hire from Premier Modular...it's the flexible solution.

With one of the UK's largest interchangeable hire fleets, Premier Modular supplies niche solutions across a wide variety of sectors.

Providing modular buildings for hire on some of the UK's biggest projects, such as The Shard, Team GB's London 2012 Olympics and Battersea Power Station, our products deliver a superior premier finish that meets new-build standards. Our standardised modules can be transformed to meet a host of specialist requirements, from contemporary claddings in corporate colours, to traditional brick or timber finishes. We pride ourselves on

market-leading speed of delivery, with meticulous detail given to forward planning and scheduling. This means that as soon as units return, work can start on them immediately in preparation for their next installation.

Clients can be confident that Premier can respond to modular building hire requirements effectively and efficiently.





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of construction**
0800 783 1423
www.ccscheme.org.uk

**Sir Robert
McALPINE**



What can we offer?

Compatible and 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 our lump sum discount options offer savings on financing costs.

Turnkey Solutions

Many of our clients are now opting for full turnkey packages whereby Premier becomes the principal contractor, ensuring that the whole project is delivered to both schedule and budget. We are happy to submit planning applications on the client's behalf, preparation, bring in mains connections, install air conditioning and IT and data cabling along with telephone and security systems. We can also provide the full fit out of furniture, fixtures and fittings plus catering equipment.

Steel Gantry Systems

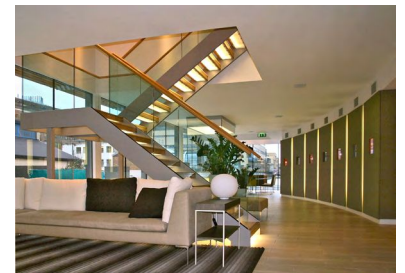
Got a small site footprint? Premier Modular is one of the leading providers of hire facilities to the construction industry for inner city projects and sites with a small footprint, we can provide gantry multi stack systems up to 6-storeys high, supported by a full design and build service. Or, if you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

Artist Impressions

With CAD drawings in 2D and 3D, we can guide your decisions about your building from the initial concept right through to design and construction. We are able to provide you with artist's impressions of how your project will look in situ at the design stage if desired - allowing you to judge aesthetics well in advance of building manufacture or installation.

Rapid Response

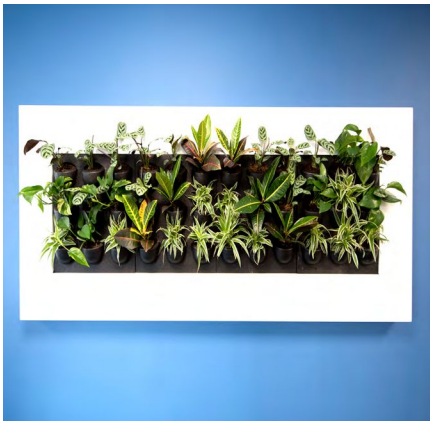
Need accommodation urgently? We are used to meeting urgent demands and our extensive fleet of modules gives us the ability to respond quickly and deliver a solution that meets the customer's needs.







Customer Building Management Services



We offer a variety of management services for both modular and traditional buildings including a complete fleet management service to clients who already own or rent accommodation.

The following services are available:

- Building relocations nationwide
- Full building refurbishments
- Off-site storage facilities
- General maintenance services
- Supply of components for existing / new buildings
- Cleaning services
- Selling / disposal of surplus fleet
- Building FF&E services (Furniture, Fixtures and Equipment)

Benefits

- No need for an expensive full-time team or facility
- Longevity of modular fleet
- Single point of contact for all services
- Surety of services
- SLA's can be negotiated to ensure superior service
- Guidance and assistance as how to maximise benefit of fleet
- Maximising investment in capital
- Opportunity to reduce the cost of accommodation



Our Product Range



Interlink Modular Building System

Interlink is one of the largest fully interchangeable modular building rental fleets in the UK, available in a wide range of finishes with an options list to suit your budget. Full steel frame and standard construction enables future reconfiguration with ease and simplicity, allowing you to extend or reduce the size of your building. With a robust design and manufacture suitable for most environments Interlink can be installed ready for use within weeks.

Product Features

- Platisol coated steel external walls to provide low maintenance and increased security
- Insulated steel roof structure and covering
- 3kN/m² floor to prevent noise transfer and the floor is under-drawn with steel for security
- UPVC doubled glazed windows inward opening to enable cleaning from the inside as standard
- Multi stack facility - 5 storeys are available
- 2700mm structural floor to ceiling as standard
- Variety of internal wall finishes
- Demountable and reusable partitions
- Internal/external emergency lighting
- Integral floor trunking system to facilitate the distribution of power/data/BT within our floor to specific floor box positions to complement skirting trunking or dado trunking
- Half hour fire rated as standard



Premier Plus Modular Building System

PremierPlus is modular construction at its best. Being fast, flexible, economical and technically advanced and robust enough for almost any application and location.

Developed from Premier Modular's extensive experience in modular building design and construction, the build quality is without equal. From order through to installation every stage of the process is subject to stringent quality controls, backed-up by product and structural warranties.

Product Features

- 5kN/m² insulated floors designed to exceed requirements of BS6399
- Fire rated walls and ceilings - up to 60 minutes
- Heavy-duty vinyl floor covering for easy cleaning
- Maintenance free external cladding
- Exterior walls can be clad in alternative materials such as brick slip or timber, without affecting the insulation performance of the structure
- Can be supplied with a wide variety of internal fittings and features
- All PremierPlus buildings exceed Part L2A building regulations
- Multi stack facility - 6 storeys are available

THANK YOU



Luke + elegane or Waco

You were all part of our Greatest Team in 2012. The effort, professionalism + pride you put into the Team GB medical centre was amazing. We created the best environment ever for a British team and look what happened !!

Thank you for an amazing job

Dave

DAVE KESWAL, DIRECTOR OF PERFORMANCE SERVICES 2012.





Sustainability

At Premier, we are committed to using sustainable 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.

What we do

- All the materials we use in the factory and on site are 100% recyclable or re-useable
- 100% of waste from production is recycled or re-used
- Timber used in the manufacturing process is procured from FSC registered companies
- We have an award winning track record of working with clients to achieve BREEAM excellence rating
- All our materials are sourced from suppliers that have demonstrated the same sustainable values as Premier
- Premier was the first modular building manufacturer in the United Kingdom to achieve ISO 14001:2004 accreditation; the internationally recognised standard for the management of environmental impacts from business activities
- We operate a 'sell what you have first' policy to offer our clients the best value whilst minimising waste.

Your Building

Our design team can work with the client to incorporate any ideas they may have in helping to work towards their specific sustainability needs.

Some of the options used to create structures with low environmental impacts are:

- Outstanding thermal performance and energy efficiency
- High insulation and increased air tightness (readings as low as $2.55\text{m}^3/\text{h}/\text{m}^2$)
- Solar power
- Wind power
- Recycled rain water for use in 'grey' water systems
- Ground source or air to water for heating and cooling
- PV cells
- Wind catchers
- Materials sourced from suppliers that have demonstrated sustainable procedures



Looking for low or zero carbon? Talk to us about ways to include options for optimum energy efficiency in your building.

Case Studies

Construction



BATTERSEA POWER STATION

Modules: 84 | Storeys: 6

As part of their partnership with Battersea Power Station Development Company Ltd, Premier Modular's design team created an impressive 84-module structure over 6 storeys going above and beyond the standard 2 and 3-storey designs that most competitors limit them to.

The new 6-storey building complies with full building regulations and offers state-of-the-art technology including energy efficient design fixtures and fittings.

The off-site construction and installation were completed in a quick time-frame using Premier's extensive construction expertise to minimise any impact on the development's progression.

This project was one of five Premier buildings completed for Battersea, including an estates office, marketing suite and a further 5-storey building.



Site Programme: 16 Weeks Hire Period: 80 Weeks



CHELSEA BARRACKS



Site Programme: 18 Weeks
Hire Period: 144 Weeks

Modules: 94 | Storeys: 3

Premier Modular Limited was appointed for the first phase of the prestigious £3bn development at Chelsea Barracks, which has been eagerly awaited by some of the world's wealthiest.

Premier was asked to provide a 3-storey modular building consisting of 94 modules to accommodate welfare and office facilities for the main construction work to be carried out. Premier's solution was a building to cater for 1,500 operatives and 200 staff which included full medical facilities, canteen, drying rooms, toilets, meeting rooms, open plan offices and a state of the art viewing gallery that overlooks the main work on site. The modern methods of construction used by Premier meant the building could be installed efficiently and in a good time-frame ready to assist the construction of a long awaited, prestigious development.

The development will see a 13-acre property that once housed the Queen's Guard transformed to include up to 448 houses and flats, public spaces and an array of amenities. The site is now owned by the Qatari royal family and led by leading real estate company Qatari Dair.

DE VERE GARDENS



Site Programme: 16 Weeks
Hire Period: Sale

Modules: 55 | Storeys: 5

When a prestigious development in the heart of Kensington with no available land was looking for space to accommodate their work force during construction there was only one solution - a 5-storey building on a gantry that spans the busy A313 Kensington High Street.

The building, comprising of 55 modular bays, was designed and constructed by Premier Modular Limited to include changing rooms, first aid facilities, an induction room, office space, dry stores, meeting room and WC facilities.

Premier Modular worked hard to ensure the project exceeded the customers' expectations and received positive reviews from the client.

"On behalf of the De Vere Gardens project team, I would like to thank your staff for the excellent work that they did on this large and complicated project. The operation went like clockwork and it was a pleasure to work with them all. The result is outstanding. We look forward to future opportunities to be involved in such difficult installations." Sir Robert McAlpine



SALAD WORKS, BLUEBERRY FOODS

Modules: 24 | Storeys: 2

Premier Modular Limited, specialists in off-site construction, provided food supplier Blueberry Foods with a 2-storey office and welfare accommodation for their new Greenfield development at Oak Spinney Park, Leicester.

The PremierPlus building's exterior is specially designed to complement an adjacent building using Sargasso Blue Plastisol cladding and has colour matched tinted windows. The two buildings are attached by means of a link section.

The ground floor accommodates an air-conditioned purpose built kitchen and staff restaurant with seating for 70 people, as well as welfare facilities including a first aid room, an occupational health office and a changing area with toilets.

The first floor is to be used as the main office area while the ground floor supports up to 200 staff expected to be employed over the next couple of years, Premier also provided the furniture fit out.

Premier ensured that special requirements made by the client were met.



Site Programme: 6 Weeks Hire Period: 108 Weeks



WESTFIELD, STRATFORD



Site Programme: 22 Weeks
Hire Period: 156 Weeks

Modules: 208 | Storeys: 3
In the run up to the world-famous 2012 London Olympics, Premier Modular Limited was asked to provide temporary office and welfare facilities for Westfield's 2012 Olympic Village shopping centre.

Premier used 208 PremierPlus modules to construct a 3-storey building measuring 7,600m² to accommodate 250 office personnel and 2,500 site operatives. From date of order to date of completion the project was turned around in under 22 weeks.

During this time Premier carried out the off-site construction of modules, site clearance and preparation, transportation of modules to site and external finishing.

The internal fit out was completed in an additional 7 weeks ready for handover to client.

TRUMPINGTON MAGISTRATES COURT



Site Programme: 16 Weeks
Hire Period: 156 Weeks

Modules: 51 | Storeys: 3
With Cambridge City Centre having a major facelift, there was a need to relocate the Magistrates Court to just outside the City with Trumpington being the ideal location. Working in partnership with Gleeds, Premier came up with a replica of the existing facilities.

Premier acted as principle contractor for the project which included interface between the various specialist contractors, the end user, consultants, Department of Constitutional Affairs, architect and client, which was the key to the success.

The building itself included 4 Courts with 3.1m internal ceiling heights, Magistrates Retiring Chambers, Custody Suites, Van dock, Staff Offices, Interview Rooms and Public Areas. All of which had to achieve different levels of government performance criteria.

In addition Premier completed all external works consisting of foundations, car parking area, secure fencing and gates, cycle stands, foul and surface drainage, and the provision of ducting for specialist contractors.



UNIVERSITY OF LEEDS - BUSINESS SCHOOL

Modules: 28 | Storeys: 1

In time for the new academic year, Premier Modular successfully accomplished the manufacture, delivery and installation of 28 PremierPlus modules for the University of Leeds to hire.

Due to an increase in Masters of Business Administration (MBA) students, the University's lecture facilities on the Western Campus required expansion. Premier Modular created a single-storey building, providing six lecture rooms, disabled and WC facilities and storage.

As the majority of those studying are already well-established business individuals, an environment of exacting specifications was required to adhere to their needs.

To comply with these high specifications the space comprises an extremely innovative mechanical and electrical system, which includes multi-area climate control and air conditioning systems and an adaptable lighting system which has control points at different stations throughout the rooms.



Site Programme: 13 Weeks Hire Period: 156 Weeks



MANCHESTER UNIVERSITY



Modules: 36 | Storeys: 1

Premier Modular Limited provided Manchester University with a single-storey building offering a decant office facility. The building provided 1,100m² of office and welfare space to assist the University whilst construction and refurbishment works were being carried out on the Dentistry Building. This meant the University needed a fast-track solution, which is where Premier stepped in.



Premier operations team's expertise was used to overcome a difficult and hard to access site just off the famous Oxford Road. A 36-bay building was successfully installed onto a very busy site as a turnkey package providing all external works, foundations and connections for the University.



Premier Modular's off-site construction techniques significantly reduce site disruption and safety issues especially important at Manchester University as students, staff and visitors continued to use areas around the site.

Site Programme: 6 Weeks
Hire Period: 122 Weeks

GUILDFORD COLLEGE



Modules: 54 | Storeys: 3

As part of the Government funded Crown Commercial Service (CCS), Premier Modular Limited were tasked by Fusion Project Management with designing and developing an education building for the training of construction trades for Guildford College in Surrey. A 2-storey building consisting of 54 modular bays was created, meeting the client's exact requirements.



The building needed to be of sustainable design due to building methods being taught and assessed in areas such as bricklaying, the use of heavy trade machinery, plumbing and fixing and fitting of electrical components; all of which would be carried out in the temporary building space.



The building was required for a period of 15 months during the interim period which Guildford College opened their new Construction, Technology and Engineering Centre in 2015. Premier's off-site manufacture meant budgets and time-frames could be easily controlled, perfect for educational building as it assures quick installation ready for term times.

Site Programme: 12 Weeks
Hire Period: 65 Weeks



MANCHESTER WARD 27

Modules: 16 | **Storeys:** 1

In conjunction with Manchester Royal Infirmary, Premier Modular Limited were tasked with the design, manufacture and installation of an innovative modular healthcare facility, with a predetermined footprint on a very tight site.

The location of the ward is within an internal quadrangle with restricted access. The specialist design team at Premier designed a delivery and installation system with the modules being brought in on low-loaders so they could pass under overhead walkways. A 150 tonne crane was then used to lift the units into position.

Meeting challenging specifications, the modular building was designed and manufactured to take account of the specialist requirements of patients who are all susceptible to infection with low immune systems.

The healthcare accommodation block comprises two 5-bed segregated wards and ten individual isolation rooms. Five of the latter rooms are en-suite with positive air pressure systems that prevent the passing of airborne germs and viruses that might put the patient at risk.



Site Programme: 10 Weeks | Hire Period: 39 Weeks



CHARNWOOD HOSPITAL

Modules: 8 | Storeys: 1

The single-storey building provides a 'decant' facility for staff and patients whilst the construction of the new Medical Centre was underway. Accommodation comprises consulting rooms, reception and patient treatment areas, medical records, offices and washroom facilities.



The modules are externally finished in Premier's standard plastisol steel cladding, providing strength and durability whilst internal comfort and ambience is enhanced with the use of suspended ceilings and LG3 lighting.



The brown field site for the temporary GP Surgery had no services provision and electricity and water had to be piped in from the nearest mains connection more than a quarter of a mile away. In providing a full turnkey service, Premier Modular Limited handled all the negotiations with the utilities providers along with planning permissions, groundworks, perimeter fencing, tarmacking of the car park area – even down to assisting the client with securing the lease for the land.



Site Programme: 8 Weeks
Hire Period: Sale

CROWN HEALTH CENTRE, HAVERHILL

Modules: 16 | Storeys: 2

Premier Modular Limited provided a 16-bay modular building, which was part single and part 2-storey for use by Suffolk PCT as a Darzi Centre. The building comprises a doctor's surgery, six consulting rooms, two treatment rooms, staff room, reception/ waiting room and a platform lift.



Lighting was an initial issue as planning stated that some windows needed to be screened out. Premier's solution for this was to install artificial light which the operations manager of the hospital said was so good, visitors would not notice it was not real sunlight.



The quality of the building provided helped to make patients feel comfortable and maintain a clinical and professional healthcare environment.



"The building is marvellous, it feels like a permanent, traditional building and we have not had one problem. Morale has been noticeably affected by the quality of the building – and has helped by the positive comments from public and staff." Nigel Dransfield, Operations Manager

Site Programme: 6 Weeks
Hire Period: 156 Weeks



Modules: 4 | Storeys: 1

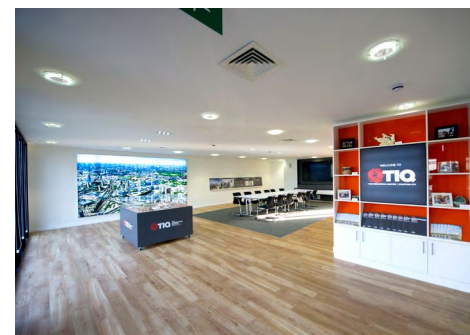
In conjunction with Lend Lease Developments, Premier Modular Limited were asked to produce a single-storey marketing suite to provide information on the investment opportunities at The International Quarter.

Lend Lease wanted the marketing suite to help attract creative, intelligent and dynamic employees in and around London. Premier designed the suite to create a first impression which encapsulated these values, yet at the same time provided a modern workspace for employees.

Premier designed a contemporary building to fit in with the vibrant aesthetics of the existing area.

The cutting-edge flexible environment of The International Quarter offers new homes, hotels, and retail and office space, all with surrounding parkland. The development is based in Stratford and houses a vibrant business community.

THE INTERNATIONAL QUARTER



Site Programme: 10 Weeks Hire Period: Sale



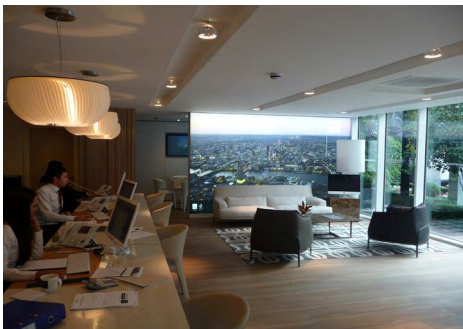
GOODMAN FIELDS



Modules: 8 | Storeys: 2
In conjunction with Berkeley Homes, Premier Modular Limited were asked to design and manufacture a sales and marketing suite. The main purpose of the building was to create an inspiring sales environment for Berkeley Homes to showcase their Goodman Fields Development



The 2-storey modular building provided office space, meeting rooms and a two-bedroom apartment complete with balcony to replicate one of the homes being constructed.



The sales and marketing suite was specially designed by Premier and built to reflect the contemporary aesthetics of Goodman Fields, to continue the high quality of the entire project. Premier provided a thoroughly modern building, including full length glazing, rivalling any traditional builds.

Site Programme: 12 Weeks
Hire Period: 104 Weeks

BATTERSEA POWER STATION



Modules: 12 | Storeys: 2
First impressions matter, which is why Battersea wanted the perfect place to meet their prospective buyers. Premier Modular Limited delivered a 12-module temporary marketing suite known as The Pavilion to showcase the luxury apartments for the Phase 3 development at Battersea Power Station.



Premier's building included a welcoming meet and greet area on the ground floor for prospective buyers, with mock-up apartments on the first floor to exhibit the design credentials of both architects Gehry Partners and Foster + Partners who are world-renowned for buildings such as the Principal Tower and United Nations Plaza.



"Battersea Power Station is an iconic site and the unveiling of this exciting new design by Frank Gehry and Foster + Partners will ensure the development of this former industrial site will put Battersea on the world stage once again. The plans for a new high street for the capital show that London continues to attract the best in terms of architecture, design and innovation." Ed Vaizey, Culture Minister

Site Programme: 8 Weeks
Hire Period: 156 Weeks



TEAM GB MEDICAL CENTRE

Modules: 28 | Storeys: 1

In June 2012, Premier Modular Limited 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 was 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. (Please refer to page 12)



Site Programme: 6 Weeks Hire Period: 12 Weeks



For more information, or to speak to a member of our business development team, please call **0800 316 0800**, email **sales@premiermodular.co.uk** or alternatively visit our website at **www.premiermodular.co.uk**

