



Innovative Spaces for Specialist Workplaces

Algeco Offsite Solutions Permanent Buildings



Offsite Construction. Onsite Benefits.

Who We Are

Algeco Offsite Solutions is part of Europe's leading provider of innovative, cost-effective and energy efficient modular buildings. Our speciality is the creation of high quality permanent buildings that provide all the benefits of our offsite manufacturing processes.



Fast, cost-effective solutions

Algeco Offsite Solutions has over half a century's experience of constructing modular or bespoke buildings offsite. As well as being around 30% faster to build, every building we deliver provides a high quality environment designed to deliver precisely the performance you need. Our proven offsite construction methods are more sustainable than traditional methods too. With full turnkey solutions available, your new building can be up and ready to start working faster than you might have thought possible.



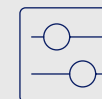
One point of contact from design to delivery

We have all the design and project management skills we need in-house to manage your whole project from start to finish. That means we can act as both Principal Designer and Principal Contractor, which means shorter, more streamlined supply chains for faster completion. It also means we take on responsibility for everything from planning to the monitoring and managing of Health and Safety to meet CDM Regulations.



Easy. Quick. Professional.

From our head office and manufacturing centre in Yorkshire, our highly experienced team of specialist designers, engineers and project managers work with hundreds of delivery partners nationwide. It's a finely tuned operation that makes sure your whole project is delivered simply, quickly and professionally – on time and on budget.



The ideal solution for your specific needs

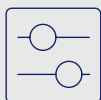
Whatever type of building you need, whatever the size or location, talk to us to see how we could create a solution that's built around your needs. From modular buildings to bespoke designs – all manufactured offsite for maximum efficiency, high quality and minimum cost.



Tailored Solutions for Every Need

Why Choose Us

Versatile, precision-made modular buildings



Customised for you

By manufacturing buildings offsite we can achieve exceptionally fine quality tolerances. So, when it comes to assembling the building onsite everything fits: beautifully. Algeco Offsite Solutions use different modern methods of construction, depending on the size of the building and how much you want to customise both the exterior and interior design.



Beautiful buildings made easy

The end-product can look exactly like any kind of traditional building, to blend in with your existing estate to satisfy local planners, complete with a wide range of cladding, roofing types, and glazing. Gable, hip, mansard, saltbox, or pyramid roofs are all easily achievable, as are brick-slip, timber or metal cladding. Glazing options include glazed links, corner windows, clerestory windows, glass balustrades, curtain walling and atriums. And the choice of interior designs is practically inexhaustible.



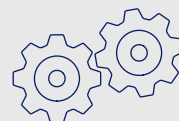
Customer Satisfaction – On time, on budget

How good are we? Ask our customers. We ask after every project how well we've done. We use the Net Promoter score to assess satisfaction. Our results, to put it mildly, are outstanding. In 2021, our overall score was 87 (out of a possible 100) and, for one client – who we work with on a regular basis – our score hit 100.



Consistent quality in every location

Where the same style of building is needed in multiple locations – by franchise operators, for instance – calling off a standard design for delivery anywhere in the UK ensures consistent quality everywhere. It also significantly reduces the time and cost involved in bringing a site into full operation. Strict quality control processes enable work to be completed first time, every time.

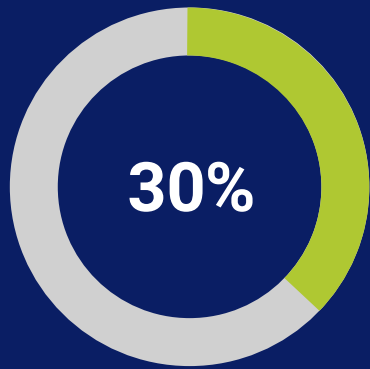


A complete end-to-end service

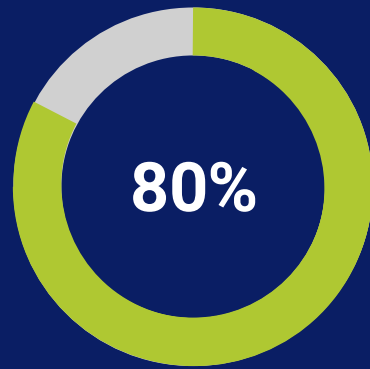
From initial design to final commissioning, no-one is more experienced than Algeco Offsite Solutions in the field of permanent modular buildings created offsite. From modular offices to modular classrooms, healthcare facilities, sports halls, retail and restaurants – including fast food drive thrus – we have all the answers to the challenges you face.



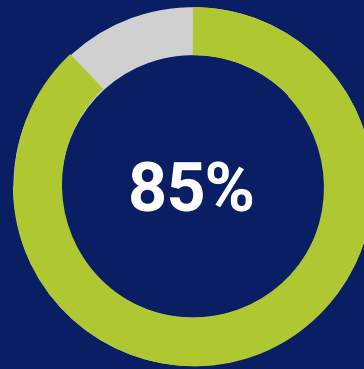
Algeco Permanent Buildings in Numbers



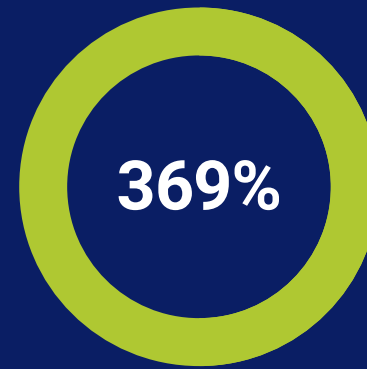
Faster
Speed of Construction
– 30% faster than
traditional Construction



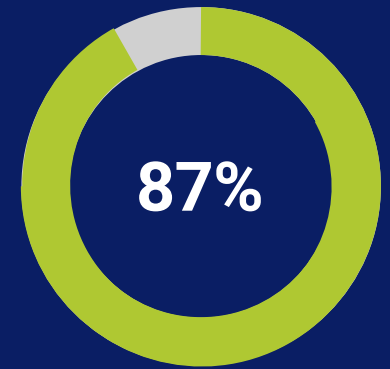
Greener
Waste – up to 80%
less waste in the Offsite
Manufacturing process



Smarter
Pre-Manufactured
Value (PMV) – 85%



Safer
Health & safety – LTA (Lost Time
Accident rate, measured in days)
of 0.64 v Traditional Construction
of 3 = 369% safer

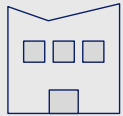


Satisfying
NPS score of 87%



A Masterclass in Better Building

Permanent Modular Retail and Restaurants



Fully fitted buildings in days

Algeco Offsite Solutions is the leading provider of roadside modular shops and drive-thru restaurants in the UK.

We work with some of the biggest brands around, providing specialist workplaces and delivering rapid solutions without compromising on quality. Our factory production process and turnkey solutions mean that fully fitted modular shops and restaurants – built offsite – can be completed onsite within days.



A complete solution

Wherever you're based in the UK, our expert teams will work with you to design complete modular commercial buildings. Once a design is approved, the whole permanent modular building is made in our factory – including the counters, menu boards and branding – before individual modules are transported to site, connected and weatherproofed.



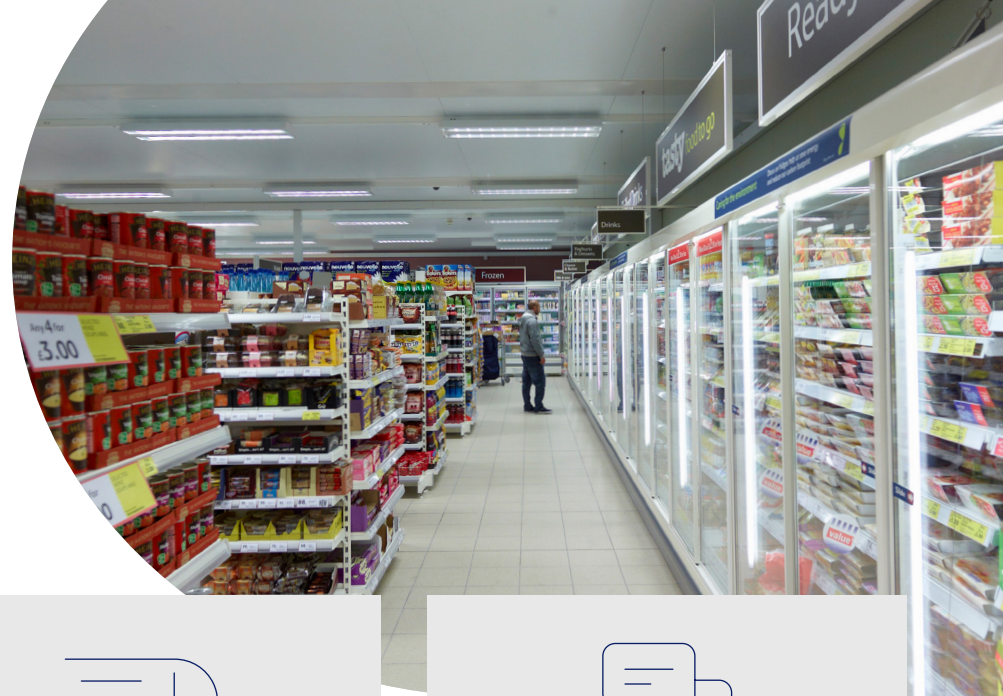
Maximum speed, minimal waste

From start to finish, the whole process is designed to minimise the time it takes for you to start using your new modular retail or restaurant building. Modular construction also gives our clients certainty of financial and operational planning because they know exactly how long it will take to manufacture and commission a new drive-thru restaurant or store. And, because the process is faster than traditional build, they get a return on investment more quickly.



Expert modular commercial building advice from specialists

Whether you are launching, expanding, downsizing or moving, our expert modular retail space and restaurant designers are here to help. We also work with roadside retail sector specialists for our forecourt retail clients. Whatever you need, we'll be with you all the way to deliver your prefabricated commercial building project on time and on budget.





CASE STUDY

Tesco

CASE STUDY

Tesco

Location: Hawkhurst

The Challenge

Algeco were asked to design and install a permanent Tesco Extra Store, working in partnership with Johnson Construction offering a total turnkey solution on an old bus station in Hawkhurst.

The Solution

Algeco provided the modular permanent ten thousand square foot retail store, thus providing Tesco with a flexible, quickly installed (9 weeks less than traditional build), and high quality retail space ensuring that Tesco minimised disruption to the local area and could open their new store much sooner.

The project demonstrated just how much 'Modular' has developed over recent years, providing an extremely cost-effective solution, even against traditional build, whilst ensuring minimal disruption for local residents who were originally opposed to a new store.

With less noise, less vehicles arriving at site, and reducing the overall programme by 9 weeks, to their delight and that of the retailer, it enabled Tesco to trade well before Christmas.





CASE STUDY

McDonald's

CASE STUDY

McDonald's

Location: Market Drayton

The Challenge

McDonald's in Market Drayton, Shropshire, has become the UK's first carbon net-zero restaurant using Algeco's offsite construction system. Algeco was an integral part of the project delivery team, utilising its modular solution which features a large number of incremental improvements that combine to make a huge difference in overall performance.

Minimising environmental impact and achieving a net-zero build were key requirements set out by McDonald's at the very start of the project.

The Solution

The net-zero McDonald's restaurant was 80% completed in Algeco's factory before being transported to site, minimising waste and maximising quality control, efficiency and speed of construction.

As part of a sustainable approach, the building utilises responsibly-sourced and recycled materials throughout, further reducing its environmental impact.

Sustainable features within the building include sheep's wool insulation instead of fibreglass, cladding, ceiling, floor and wall tiles made from recycled plastic, a rainwater harvesting system, wind turbine electricity generation and photovoltaic car park lighting complete with battery backup. The kitchen incorporates a heat exchange that feeds into the dining area.

Market Drayton is the first restaurant in the UK to be verified as net zero emissions for construction using the UK Green Building Council's (UKGBC's) net zero carbon buildings framework.



“

“We’ve already started to roll out some of these innovations to other restaurants, but what is exciting about Market Drayton is the fact it will act as a blueprint for our future new builds.”

”

**Chris Armstrong, Construction Manager
for Sustainability at McDonald’s**





Professional, Experienced and Reliable

How We Do It

The complete service

Behind every permanent modular building we deliver, there's a whole raft of professional services and experienced teams who make sure our service is of the very highest quality. As your main contractor, we take responsibility for CDM compliance. You can also count on us to meet or exceed standards of safety for all our products, achieve outstanding health & safety standards, and eliminate risk in as many areas as possible.

A skilled and experienced team

Whatever the project, you benefit from a team that's both experience and highly skilled. With more than half a century of experience behind us, we've created processes and standards to ensure that the very best practice is engineered into the way we work. To make sure we continue to deliver the highest standards, we attract and develop talented people who live up to our ideals. This is one of the reasons we hold the gold standard for Investment in People.



Customer Satisfaction & NPS Score



Health & Safety

Working to the very highest standards



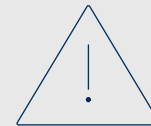
Outstanding safety performance

The industry standard for measuring health and safety performance is the Lost Time Accident (LTA) rate. Traditional construction methods have an LTA of 3. Algeco LTA performance is significantly better than traditional construction, which is largely due to the offsite manufacturing processes we use and which we have developed over decades.



High standards of product safety

As well as providing safe places of work for our own people, we make sure that all our buildings conform to equally high standards. We always meet - and in some cases exceed - the statutory regulations associated with traditional building methods. With 80% of our buildings manufactured offsite within a controlled environment, the number of people working on site is greatly reduced, resulting in safer delivery of the finished building.



Minimising risk

As a Principal Contractor we are accustomed to planning for and mitigating risk. In fact our whole offsite manufacturing process is designed to minimise the risks involved in constructing buildings.

By creating processes offsite that are more easily managed, up to 80% of the work needed is carried out in the controlled environment of our offsite facilities.

We minimise risk in other ways, too, including the balance of public and private sector clients that ensures we take the ups and downs of economic cycles in our stride in order to provide continuity of service.



Design & Project Management

Experts in design and project delivery



Innovative Thinking

Algeco Offsite Solutions is built on innovation. So we're constantly looking for new ways to bring value to our projects, in partnership with clients, architects, consulting engineers, competitors, Government and through our taking the technical chair of the Modular and Portable Building Association (MBPA). All backed by investment in our own in-house research and development resources.



Designed for fast delivery

Of course, every project is different. But, depending on the industry sector, the size of the project and the complexity of the building, typical delivery timescales range from 8 to 25 weeks. Each module takes around 30 -100 man hours to manufacture test and commission, going through eight stages along the way. The module leaves our factory 80% complete and is finished onsite.



Strict quality procedures

Rigorous daily quality and process checks on each module make sure the whole process is kept on schedule and up to our high standards. Each module is signed off at each stage before it proceeds to the next one, with a final inspection checklist shared with site delivery teams.



Working in partnership

We work with our clients to continually develop their projects. With McDonalds, for example, an ongoing development programme continually improves and value engineers their restaurants to meet the changing needs of consumers. This led to the development of the UK's first Net Zero restaurant.

Sustainability

Algeco is 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 & 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 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 13 – Climate Action

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

Algeco, 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 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

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

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

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



2023



2024

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

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

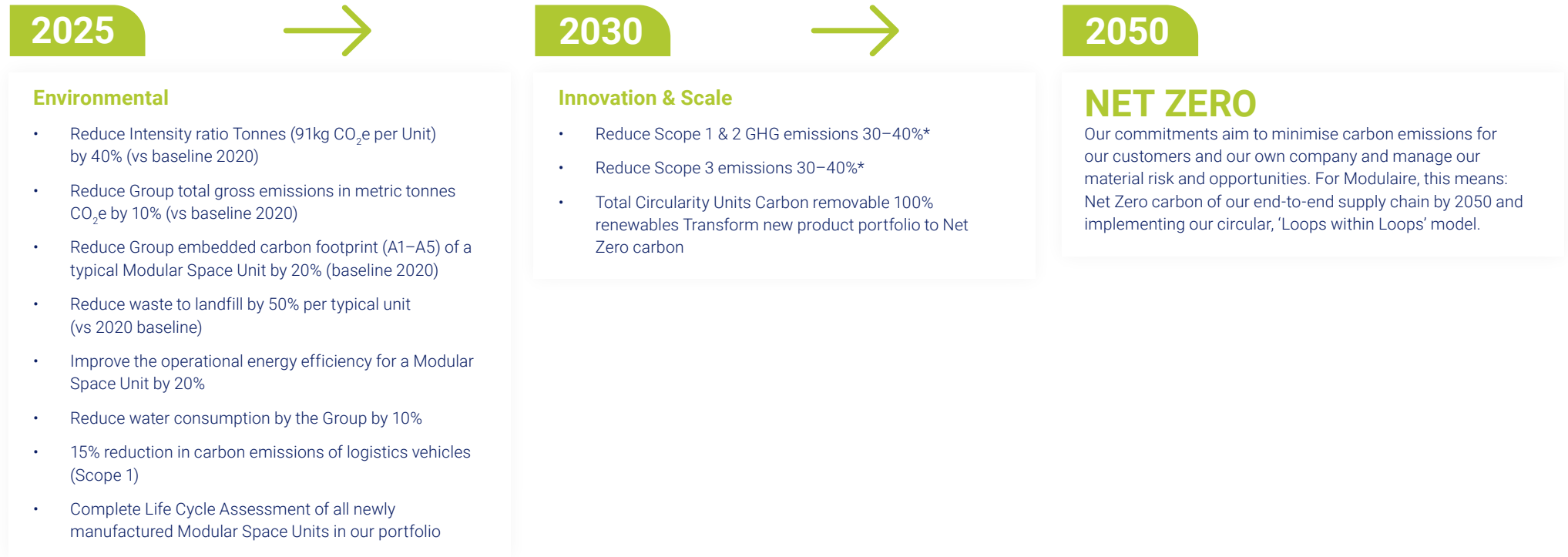
Social

- Paid Voluntary Time – 10,000 hrs pa.

Governance

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



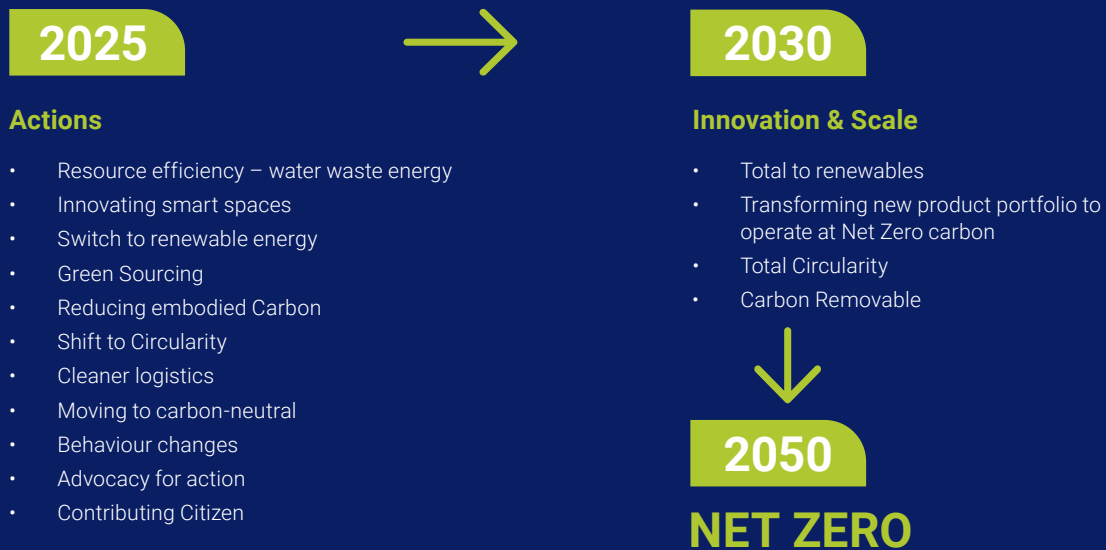


Modulaire Path to Net Zero

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







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