



# Innovative Places for Social Infrastructures

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.



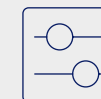
## One point of contact from design to delivery

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.



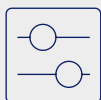


**Tailored Solutions for Every Need**



# 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.



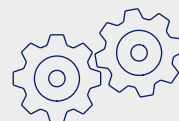
## Customer Satisfaction – On time, on budget

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.



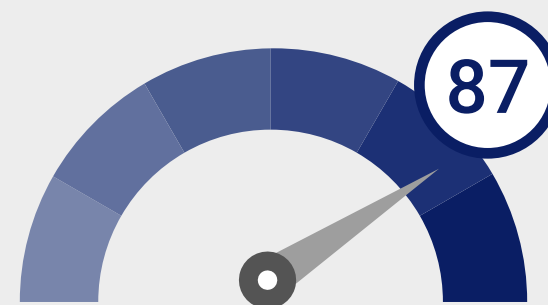
## Consistent quality in every location

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.

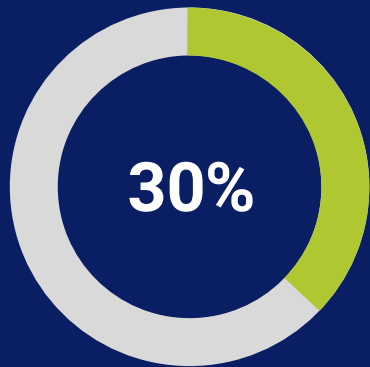


## A complete end-to-end service

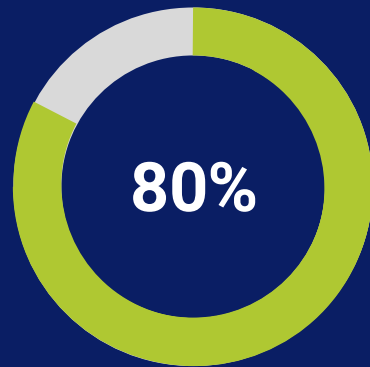
From initial design to final commissioning, no-one is more experienced than Algeco Offsite Solutions in the field of permanent modular buildings created offsite. From modular offices to modular classrooms, healthcare facilities, sports halls, retail and restaurants – including fast food drive thrus –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



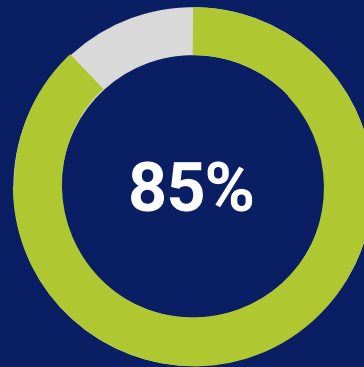
# Algeco Permanent Buildings in Numbers



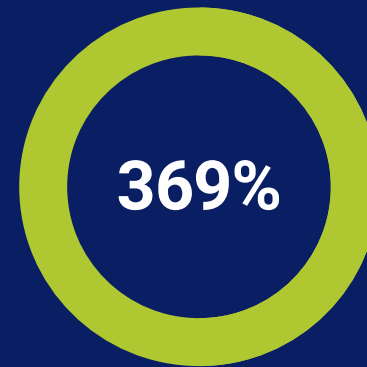
**Faster**  
Speed of Construction  
– 30% faster than  
traditional Construction



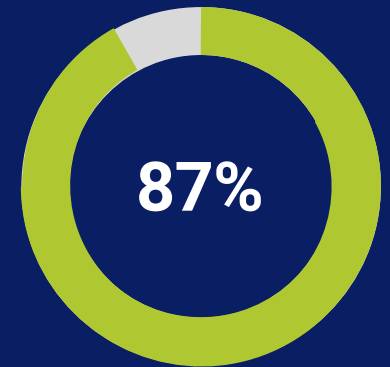
**Greener**  
Waste – up to 80%  
less waste in the Offsite  
Manufacturing process



**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%





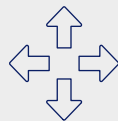
**A Masterclass in Better Building**

# Social Infrastructure Specialists



## High quality living spaces

From living spaces for forces personnel to student accommodation, care homes and other social infrastructure, Algeco Offsite Solutions has the experience and expertise you need. All our permanent modular buildings are created offsite to standards that meet or exceed those of traditional construction methods. Yet, we deliver at least 30% faster.



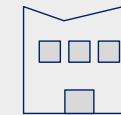
## Defence establishments

We already have extensive experience of working on secure sites. By manufacturing offsite, there is far less risk of security being compromised during construction as less labour and fewer trades are needed at the location itself. As well as providing high quality accommodation – complete with en-suite bedrooms and even furniture if needed – we can also provide ancillary facilities, such as catering kitchens, washing and laundry facilities and more.



## Student residences

Designed to provide both high quality living spaces and accommodation that is conducive to study our student accommodation solutions benefit from the same consistently high standards and rapid delivery that characterises all our permanent modular buildings. All modular student residences are constructed offsite for minimal disruption to the rest of the educational establishment.



## Social housing

The demand for social housing is always high. Our solutions enable high quality homes to be built and made available to tenants rapidly, complete with all the amenities you'd expect in quality, spacious homes. All homes meet or exceed the standards for traditional construction methods and are built to the latest sustainability standards.







**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.





# 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

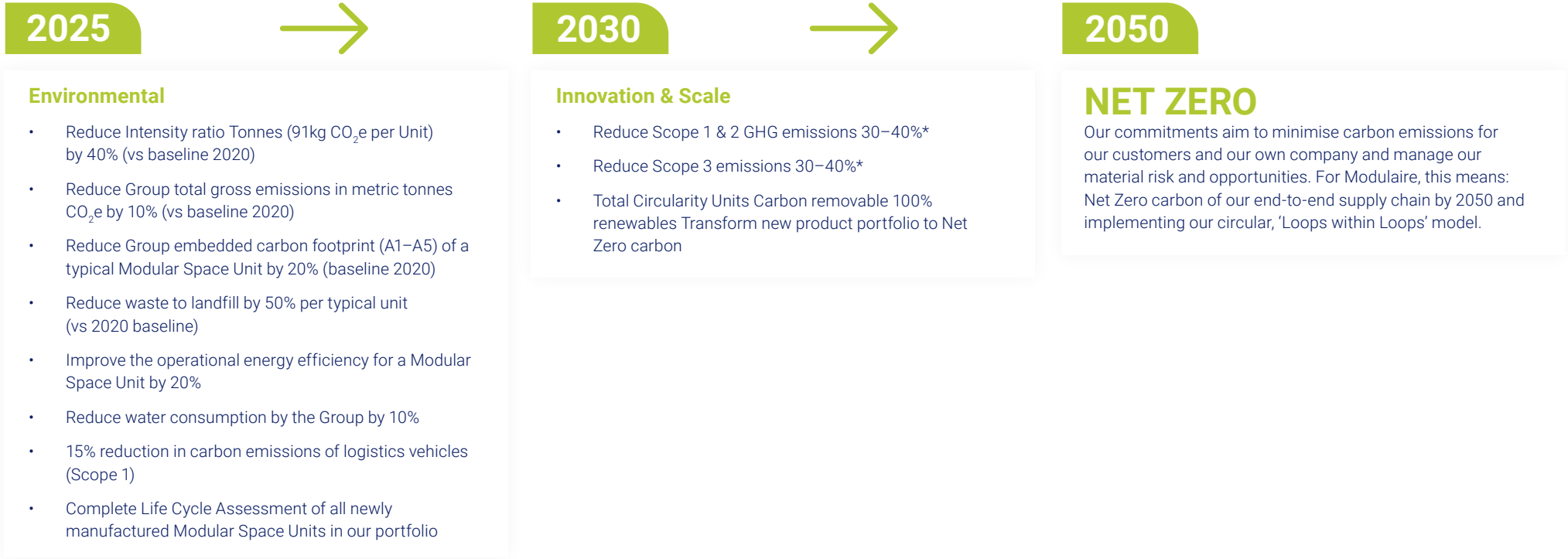
## Social

- Paid Voluntary Time – 10,000 hrs pa.

### Governance

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



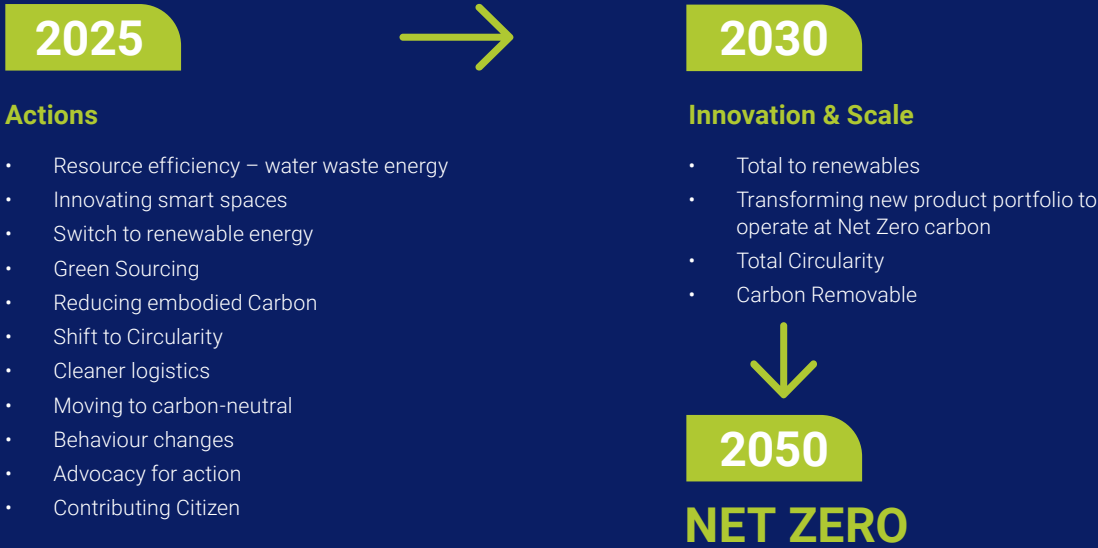


# Modulaire Path to Net Zero

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





## Algeco Offsite Solutions Permanent Buildings

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As part of our commitment to sustainability, this is a digitally-designed brochure.  
Please consider if you need to print it. Thank you.

