



**ModuleCo**

# PROJECT UPDATES

SPECIALISTS IN MISSION CRITICAL HEALTHCARE FACILITIES

## CURRENT LIVE SCHEMES

Theatre and Ward Expansion  
Royal Orthopaedic Hospital 4

Acute Medical Unit  
Maidstone Hospital 6

Sterile Services Department  
Stoke Mandeville Hospital 7



**Operating Theatres, Wards  
and Acute Healthcare  
Facilities, rapidly available  
and flexibly procured**

# ModuleCo Experience

ModuleCo's founders have over 30 years' worth of experience delivering fast track, state-of-the-art and technically complex modular healthcare facilities within the UK and further afield. Multiple NHS and Private Healthcare clients across the UK have benefitted from this experience which includes delivering:

**133** Individual Facilities

**103** Operating Theatres

**14** Imaging Facilities

**700+** In-patient Ward Beds

## In-House Design and Build

Our in house design team have unrivalled experience designing modular healthcare facilities which enables full control from concept design through to detailed technical drawings. Facilities are designed to be as complete as possible before delivery to site; with a "Factory First" mentality applied to all aspects.

## Quality Control

We construct within our own factory environment, which has recently been expanded to improve our manufacturing processes and capabilities. All work is carried out using experienced and dedicated teams and is regularly inspected according to a quality assurance regime including regular feedback as part of our continuous improvement ethos.

# Factory First

# Recently Delivered Facilities



## BEDFORD HOSPITAL

- 144m<sup>2</sup> Operating Theatre Suite with Howorth 28 UCV Canopy.
- Completed in 18 weeks from order to handover.
- Installed on a gantry above the main entrance and links directly into the Existing Theatre Suites.
- On hire to the Trust for 5 years.

## BIRMINGHAM DENTAL HOSPITAL

- 56m<sup>2</sup> Paediatric dental theatre and two bed recovery.
- 16 week programme from order to handover.
- Completely standalone, HTM/HBN compliant facility.
- On hire to the Trust for 3 years.



## DERRIFORD HOSPITAL

- 144m<sup>2</sup> State of the art Operating Theatre Suite.
- Maximising use of off-site construction techniques and completed the majority of fit-out in the factory.
- On hire to the Trust for 5 years, utilising the Trusts revenue budget with no need for capital outlay.

## 3NO. PET-CT FACILITIES

- 169m<sup>2</sup> lead lined PET-CT Imaging facility.
- Delivered to the Southampton General Hospital, Musgrove Park Hospital and Derriford Hospital.
- Working with a single client to provide facilities to multiple hospitals nationwide.



## 2NO. MRI FACILITIES

- 56m<sup>2</sup> Single Module MRI Unit.
- Delivered to the Princess Royal Hospital and Westmorland General Hospital.
- 13 week programme from order to handover.
- 5 Gauss line contained within the facility footprint.

# Recently Delivered Schemes

## The Royal Orthopaedic Hospital

Twin Theatre, 6-bed recovery & 12-bed ward



The Royal Orthopaedic Hospital is one of the largest specialist orthopaedic centres in Europe. As part of its ongoing expansion and to assist in managing their estate; ModuleCo, in partnership with ModuleCo Healthcare (MCH), have provided a state-of-the-art Operating Theatre and Ward extension which is going to be central to the hospital site.

The first of two phases, this three-storey facility houses four specialist orthopaedic UCV laminar flow Operating Theatre suites, a 6-bed Recovery Unit and a 23-bed Patient Ward in a mixture of both 4-bed and single en-suite rooms.

MCH signed a managed services agreement with the Trust for an initial 10 years with the rental inclusive of the facility, enabling works and equipment for the theatres and wards. Monthly payments commenced once the facility was ready to use and was generating income; not before. The managed service also attracts VAT recoverability for the Trust on payments made.

The fast track procurement of this facility was possible due to ModuleCo Healthcare's accredited supplier status on the NHS Shared Business Service (SBS) modular framework.



### Building Specification:

- 548m<sup>2</sup> footprint
- Two storey with 3No. roof mounted plant rooms and 2No. roof mounted plant decks

### Theatre Specification:

- 55m<sup>2</sup> Theatre + 7m<sup>2</sup> Integral Scrub
- 2.8m UCV Laminar Flow Canopy
- 3.0m Operating Theatre Ceiling Height



*“The completion of the first phase of our new modular building is transformational both in terms of the significant increase in patients we can treat and the boost to the local economy through the creation of around 130 new jobs.”*

Jo Williams, Chief Executive



# Recently Delivered Schemes

## Maidstone Hospital

### Acute Medical Unit

The 1345m<sup>2</sup> AMU facility is made up of 30No. modules. This includes 129m<sup>2</sup> of site installed link structures into the two adjacent hospital buildings; also provided by ModuleCo. The AMU facility provides 22No. bed spaces (5No. 4-bed wards and 2No. single bed rooms) and gives the Trust some much needed additional A&E support areas including a dedicated Treatment Suite. ModuleCo were responsible for all elements of the scheme from initial design through to the on-site enabling works and facility installation.

**Specification:**

- 1,400m<sup>2</sup> footprint
- Single storey with 2No. external plant decks
- 2No. 8-bed wards, 1No. 4 bed-ward, 2No. single wards



Before



After



**NHS**  
Maidstone and Tunbridge Wells  
NHS Trust

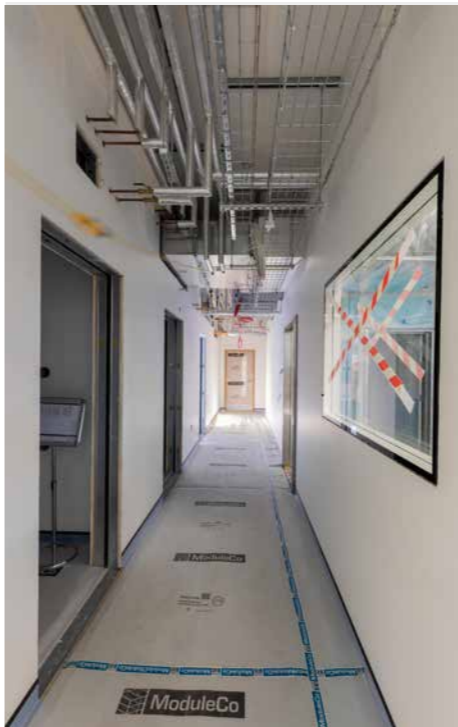
## Stoke Mandeville Hospital

### Sterile Services Department

ModuleCo are delivering a Sterile Services Department (SSD) facility to Stoke Mandeville Hospital to meet current demand as well as providing additional capacity, allowing the Trust to gain additional revenue by taking on SSD requirements from other local hospitals. The facility has been designed such that the specialist equipment will be delivered and installed directly in the ModuleCo Assembly Facility before delivery to site.

**Specification:**

- 548m<sup>2</sup> footprint
- Single storey with 2No. external plant decks
- On hire for 15 years including a 10-year managed service contract with the Trust



Images captured during factory assembly and module installation.



**NHS**  
Buckinghamshire Healthcare  
NHS Trust

# Fully Packaged Revenue Solutions from



ModuleCo offer both purchase and financing options.  
Financing options are available through ModuleCo Healthcare.

## Hire Options

ModuleCo Healthcare specialise in the provision of tailored hire solutions for the supply of specialist modular healthcare facilities into the public sector, in particular the NHS.

We have significant experience and a proven track record of working with the public sector and its supply partners in providing affordable and compliant alternatives to outright capital purchase.

We design each hire solution specifically with available budget in mind.

The period of hire can be structured over any term ranging from 12 months up to 15 years.

## Managed Service

At ModuleCo Healthcare we can work with our clients to facilitate a fully Managed Service Agreement for our specialist modular healthcare facilities.

The Managed Service Options incorporates Hard and Soft FM and has the additional benefit of VAT recovery.

ModuleCo Healthcare is currently the only supplier in the UK to successfully achieve VAT recovery for the supply of modular buildings to the NHS.

## Fully Maintained

ModuleCo Healthcare provide full maintenance of the facility including planned preventative maintenance and call-outs during the agreed hire period.

We ensure work is carried out in such a way that it does not interfere with the day-to-day business of the clinical teams.

The benefit of this to the Trust is that once commissioned and handed over, total care of the building structure and mechanical and electrical installations is the responsibility of ModuleCo Healthcare.



## Our range covers all essential healthcare areas and includes:

- Operating theatres
  - General anaesthetic
  - Orthopaedic
  - Ophthalmic
- Recovery areas
- Wards
- Endoscopy suites
- Theatre sterile supply units
- Diagnostic rooms
- Patient and staff ancillary areas
- Isolation wards
- High dependency units
- Containment areas
- Pathology laboratories
- Mortuaries



# ModuleCo

Call us on 01242 663 050

[salesteam@moduleco.com](mailto:salesteam@moduleco.com)  
[www.moduleco.com](http://www.moduleco.com)

## NHS SBS & CCS PROCUREMENT FRAMEWORKS:

ModuleCo is an accredited supplier on both the NHS Shared Business Services framework and the Crown Commercial Service framework for the purchase and/or hire of modular healthcare buildings.

This means that our clients can fast track their procurement exercise using either OJEU compliant framework. This eliminates the need to go through a lengthy tender process to procure our modular healthcare buildings.