

Projects Update

modulecohealthcare.co.uk

Hire and Managed Service Providers For Healthcare Facilities





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Welcome to **ModuleCo Healthcare**

At ModuleCo Healthcare (MCH), we specialise in providing offsite-constructed healthcare buildings tailored specifically for the public sector. Through our innovative Hire and Managed Service Agreements, we offer flexible and efficient healthcare infrastructure solutions that can be deployed quickly to meet immediate needs.

MCH has worked closely with NHS Trusts across the UK to successfully deliver over 120 specialist modular healthcare facilities of all sizes and specifications. Each facility is bespoke to the end users' design requirements and meets NHS Trusts' short or long term needs, such as capacity issues. These facilities range from Operating Theatre Suites, Wards, Imaging Facilities, Sterile Service Departments, Maternity Units and many more.

Whether you are looking for a simple hire for a year or two, or a longer term fully Managed Service Agreement, allowing the potential to recover VAT, our experienced in-house design and project teams can supply you with a range of critical healthcare buildings.

"ModuleCo Healthcare were able to provide us with an effective solution which is supporting us to tackle our waiting lists, surpassing our expectations both in terms of speed and quality of delivery. We now have a state-of-the-art facility, which will help us to support long waiting patients and deliver quality care to our patients."

Head of Capital Projects

Royal Devon University Healthcare
NHS Foundation Trust



In partnership with



GLOBAL LEADER IN OFF-SITE CONSTRUCTION

ModuleCo is a subsidiary of BRG Technologies, the global leader in the off-site construction of mission-critical facilities, specialising in the data centre and healthcare sectors.

Headquartered in Cheltenham since 2009, BRG Technologies has successfully delivered over 300 mission-critical facilities across Europe, North America, Australia and Africa, including data centres, healthcare and pharmaceutical facilities. ModuleCo have recently featured in the Financial Times 1000 and were ranked in the top-500 of the fastest-growing companies in Europe.

ModuleCo's approach to off-site construction goes beyond that of other modular healthcare providers, completing up to 90% of the facility's construction off-site, significantly reducing on-site build time and minimizing risk and disruption to hospital operations.



FINANCIAL TIMES
1000

ONE OF EUROPE'S FASTEST
GROWING COMPANIES

**THE
CLIMATE
PLEDGE**

TAKING FULL RESPONSIBILITY FOR
OUR CARBON FOOTPRINT



A GLOBAL LEADER IN SAFETY
PERFORMANCE



Revenue Solutions

Our flexible hire solutions can be tailored to meet available budget and financial requirements, with periods of hire structured over terms ranging from 12 months to 15 years. Our unique approach also provides the ability to include project elements such as enabling or facility equipment, providing a true no capital solution.



NHS Approved Frameworks

We are an approved supplier on the NHS Shared Business Services Framework (SBS), the Crown Commercial Service Framework (CCS), and the NHS Commercial Solutions Framework (NHSCS) for bespoke modular healthcare buildings. This approval guarantees our compliance with stringent quality standards, streamlines procurement for NHS Trusts, and ensures competitive pricing and reliability for all our clients.



Managed Service and Maintenance Agreements

MCH can also offer a fully Managed Service Agreement (MSA), which not only includes the design, manufacture and install of the facility, but also provides Hard and Soft FM services. This has the added advantage of providing the ability to recover over £100m of VAT. All our clinical estate solutions can be provided with a full maintenance package, including both pre-preventative maintenance (PPM), together with emergency response, providing our clients with additional comfort during the period of hire.

ACTIVITY BASED REVENUE SOLUTION

Our activity based revenue model offers a ground-breaking approach to accessing state-of-the-art healthcare facilities without affecting CDEL. Payments are based on the actual usage, ensuring the Trust only pays when the facility is in use, with no costs incurred during periods of non-usage.

Structured Repayment Schedule: Payments are made based on actual usage, with clear invoicing that reflects daily usage of the theatre. This transparent approach simplifies budgeting and provides additional flexibility during the term

Risk Management and Ownership: MCH retains the ownership of the theatre, managing all risks associated with the facility for the duration of the agreement. This includes maintenance, ensuring the theatre remains fully operational at all times.

Tailored Cost Estimation: We work closely with your team to assess expected usage through dedicated workshops. This collaborative approach ensures that cost estimations are accurate and aligned with your operational needs, helping to build a strong business case for the revenue model.

VAT Recoverability: MCH can include the provision of Hard and Soft Facilities Management Services that allow the Trust to recover VAT on the hire cost payment. Although MCH do not warrant VAT recoverability, we have significant experience in successfully providing over £100m of VAT recoverable solutions to the NHS and are happy to support the Trust on this aspect.

Healthcare Facilities by ModuleCo Healthcare

We create the highest-quality hospitals and healthcare facilities available. We prioritise patient care and create environments which enable you and your clinical teams to deliver the best possible patient experience.

DISCOVER MORE



Operating Theatres

General Anaesthetic • Orthopaedic • Ophthalmic •
Hybrid with Imaging Equipment • Surgical Hubs

Having manufactured more than 140 state-of-the-art theatres in the UK, our team understand precisely what clinical teams want and expect from a high quality surgical facility.

Our theatre suites provide flexible capacity expansion with an adaptable arrangement which can be designed to fit the most challenging sites. Our theatres have been installed on podiums above ground-floor level, in long and narrow courtyards, and onto five-storey buildings. They can be designed to operate as a stand-alone or as an extension to the existing hospital estate.

The suites feature a minimum 62m² operating room with an integrated scrub, as standard. Layouts and equipment are designed to suit the intended surgical requirement, catering to all specialisms, from orthopaedics to ophthalmics.

To meet large-scale capacity requirements, our surgical hubs and departments provide all of the required resource and accommodation within a single, dedicated healthcare facility. These facilities typically include multiple operating theatres, recovery rooms, and wards, supported by ample ancillary and staff accommodation.

All facilities are supplied with Group 1 equipment, including anaesthetic pendants, surgeon's lights, and surgeon's panels. They are supported by an integrated, resilient IPS and UPS system.



Each theatre suite can be specified with a number of options based on their intended use, including: ultra-clean ventilation (UCV) laminar flow canopy; recovery ward; lay-up preparation or sterile pack store; X-ray protection; laser protection; and windows. We provide the option to integrate client specific equipment within our design, with internal and external finishes also being tailored to match the existing hospital estate.



Wards

Maternity Wards • Intensive Care Units •
Acute Medical Units • Paediatric Wards

Our hospital wards are designed to prioritise the experience of the clinical teams that work in them and the patients who are treated in them. We have continuously developed our designs and delivered multiple types of ward accommodation, helping to improve the standard of patient care facilities.

Our wards are designed with room sizes that are flexible to meet particular needs, using a combination of single bed en-suite rooms, two and four-bed en-suite rooms with additional shower/WC. Bed spaces, even within single bedrooms, allow for an eight-person emergency attendant team to operate comfortably.

Each room has a level access shower wetroom and WC. There are also options to include write-up stations with views into two bedrooms and a two-way intercom system for infectious patients.



Diagnostic Imaging

Community Diagnostic Centres • MRI •
CT and PET-CT • X-ray • Cardiac Cath Labs

We are experienced in working with both clients and equipment suppliers to develop solutions that deliver imaging facilities specifically tailored to suit the site location. Our modular MRI, CT and PET-CT facilities are designed to support the load of the imaging equipment, which in some cases weigh several tonnes. We can install the imaging equipment at our manufacturing facility, dramatically reducing programme.

At a larger scale, our modular community diagnostic centres provide patients with access to pre-planned diagnostics care closer to home, removing the need for services to take place in acute hospitals. We offers CDCs tailored to the client's specific needs, including a combination of MRI, CT, X-ray, endoscopy, and non-imaging diagnostics, among other options.



Specialist Facilities

Central Sterile Services Departments • Endoscopy Units •
Laboratories • Simulation Facilities

Our centralised sterile services departments offer hospitals a modern and efficient way to manage their sterile instrument needs within their own estate, with the capability to expand and meet the demands of other local hospitals as well.

We offer JAG accredited purpose-built endoscopy units designed to meet your procedure capacity requirements, each with the required supporting accommodation to maximise efficiency.

We have delivered laboratories in the UK and in Europe, including cleanrooms and standard pathology laboratories. These are designed to meet your exact specification and requirement.

We have also delivered the most state-of-the-art clinical training and simulation facility in the UK, featuring an operating theatre, critical care unit, isolation room and immersion space.





Neath Port Talbot Hospital

Three Operating Theatre Surgical Complex

ModuleCo Healthcare provided a three operating theatre surgical complex at Neath Port Talbot Hospital on behalf of Swansea Bay University Health Board.

This project was delivered in response to backlog in elective Orthopaedic procedures, reducing waiting times for their patients.

Due to a lack of available capital, the facility was provided on a hire basis via a 10 year VAT recoverable Managed Services Agreement with MCH carrying out Hard FM Services throughout the hire term.

The project forms part of the Health Board's 'Changing for the Future' clinical strategy, where each of their main hospitals are being formed as a Centre of Excellence in their own right for different services. The surgical facility will form part of Neath Port Talbot Hospital's development as the Centre of Excellence for orthopaedic and spinal care, urology, diagnostics, rehabilitation and rheumatology.

The project was procured via the NHS Shared Business Services framework, one of three NHS approved modular healthcare facility frameworks that MCH is an approved supplier on.

This three-storey theatre complex provides the Hospital with three brand-new, state-of-the-art operating theatre suites, five pre-assessment rooms, clinical staff changing rooms, rest areas and a seminar room. It will provide capacity for up to 3,000 additional procedures to take place every year.

It was officially opened on 15th June 2023 by the Minister for Health and Social Services, Eluned Morgan. It took only a week for the operating theatre facility to be installed in mid-December 2023, following the off-site manufacturing phase which saw nearly 90% of the construction process take place away from site.

Together with our partners ModuleCo, we provided a turnkey project delivery service to the Health Board, owning the design, manufacturing, installation and commissioning of the modular healthcare facility, as well as the required enabling and foundation works on site.





“The three new theatres have been built quickly and efficiently to meet the exacting standards of modern-day orthopaedic and spinal surgery.”



Royal Orthopaedic Hospital Orthopaedic Surgery and Ward Expansion

The hospital offers elective surgery to local, national, and international patients and ranks among the highest in the NHS for positive patient experience, with a 96% recommendation rating.

However, a major issue for them was the ageing ventilation plant, and an older, non-resilient engineering design meant the Trust could lose the use of all their theatres simultaneously—an unacceptable risk for them. The ROH NHS Trust was determined to uphold their reputation and provide a consistent service, so a permanent solution was required to remove the risk of their theatres being unavailable.

As one of the largest orthopaedic units in Europe, minimising disruption to the everyday function of the hospital was essential when considering the construction of additional capacity. They considered off-site construction the best method to continue delivering exceptional patient care.

ModuleCo Healthcare (MCH) and ModuleCo are experts in delivering bespoke modular buildings, and the talented team worked closely with decision-makers at the hospital to ensure the quality of the product and speed of delivery exceeded expectations.





CASE STUDY



The facility was provided as part of a long-term rental agreement, allowing the Trust to increase capacity and occupy the complex without any capital outlay. The monthly hire rate covered the facility, associated equipment, and site enabling costs, under a 10-year Managed Services Agreement.

Scope of Services: The project involved liaising with end users to develop designs and specifications, completing M&E designs, and manufacturing the modules and plant rooms. Delivery, installation, commissioning, and flexible finance options were also included.

Benefits: The facility was built in just 17 weeks and delivered over a single weekend. Site construction activity was significantly reduced, leading to fewer deliveries, less noise, lower environmental impact, and improved safety. The high build quality was ensured through factory-controlled construction and testing.





Montagu Hospital

Twin Theatre and Recovery

ModuleCo are pleased to have provided an orthopaedic surgical hub at Montagu Hospital in partnership with Doncaster and Bassetlaw Teaching Hospitals NHS Foundation Trust (DBTH), Barnsley Hospital NHS Foundation Trust (BH) and The Rotherham NHS Foundation Trust (RF).

This project follows another that we delivered in partnership with DBTH, having provided a modular operating theatre and a paediatric ward and observation unit at Doncaster Royal Infirmary in December 2021.

The modular surgical hub features twin operating theatre suites and a recovery ward that will focus on orthopaedic procedures that include hands, wrists, feet, ankles, arms, shoulders, carpals, knees, and hips, states the DBTH. It is expected to see over 2,000 orthopaedic procedures in its first year for the three partner trusts, which accounts for around 40% of the local orthopaedic waiting list.

Its location at Montagu Hospital, Mexborough, was a strategic move by the Trusts to ensure it is unaffected by disruptions associated with general hospitals, such as the annual winter pressures faced by the NHS.

Manufacturing of the healthcare facility commenced off-site at our specialist manufacturing centre in mid-July 2024 and was then handed over on time in mid-December 2024. The facility was officially opened during a ribbon-cutting ceremony in late-December attended by Suzy Brain England OBE (DBTH), Sheena McDonnell (BH) and Kamran Malik (TRFT), chairpersons of each partner Trust involved in the project.

At the opening event, Suzy Brain England OBE stated: *"Here we stand in a state-of-the-art facility which is a testament to the things we can achieve when we work together for the betterment of our patients."*



"I know I speak for all of my colleagues here when I say that I hope the MEOC is just the first in a long line of such projects – initiatives where we are able to pool our collective know-how in order to provide the very best services for those we serve in Doncaster, Barnsley, Rotherham as well as the wider South Yorkshire region."

Dr Richard Jenkins, Chief Executive of Barnsley Hospital NHS Foundation Trust and The Rotherham Foundation Trust, commented: *"The Mexborough Elective Orthopaedic Centre of Excellence represents a significant leap forward in our commitment to delivering exceptional orthopaedic care. The collaborative effort between hospital trusts in Doncaster, Barnsley, and Rotherham, demonstrates our shared dedication to enhancing healthcare services in the region."*

"This facility, equipped with state-of-the-art amenities and strategically located at Montagu Hospital in Mexborough, will undoubtedly make a positive impact on the lives of our patients. On behalf of all three trusts, I want to share my thanks with the project team, colleagues who have worked tirelessly on this development since its inception, as well as our construction partners at ModuleCo and IHP Vinci who have delivered us this fantastic facility in short order."



St Austell Community Hospital

Elective Surgical Hub

ModuleCo, in collaboration with the Cornwall Partnership NHS Foundation Trust, has established a new Elective Surgical Hub at St Austell Community Hospital. Traditionally focused on outpatient clinics, minor injury care, diagnostics, and rehabilitation, the hospital will now also offer around 5,000 elective day surgery procedures annually, helping to alleviate pressure on acute hospitals in Cornwall.

The new modular facility includes two state-of-the-art operating theatre suites, complemented by first and second-stage recovery wards and preoperative assessment rooms.

Procured through the NHS Shared Business Services Modular Buildings Framework, we were contracted to deliver a complete design and build solution, from initial concept design and off-site manufacturing to final installation at the hospital.

Off-site construction was a key factor in the project's rapid delivery, taking just 28 weeks from the start of assembly to handover.

This approach allowed the foundation and enabling works to proceed simultaneously, significantly reducing the overall timeline.

The facility was constructed to 90% completion prior installation, mitigating risks associated with the unpredictable Cornish coastal weather and other challenges typically faced in traditional construction.

Our scope included the enabling works, encompassing a large sustainable drainage soak away, supporting plant rooms, 2-hour fire rated medical gas bottle store and waste areas, in addition to the design and manufacture of the surgical facility.

The facility was designed to be self sufficient in terms of services. It features resilient air source heat pumps that provide both heating and hot water, along with an additional 100m² of PV integrated into the existing site system. The only incoming services required for the new facility were power and mains cold water.





The new hub will enable residents of mid, north, and east Cornwall to receive elective surgeries locally, reducing the need to travel to larger hospitals, such as Royal Cornwall Hospital or Derriford Hospital in Plymouth.

At the groundbreaking ceremony, Steve Williamson, Chief Executive of Royal Cornwall Hospitals NHS Trust, stated: *"Having two extra operating theatres increases our overall capacity. That is really important as we look to reduce the waiting times for surgeries. That is happening right across the NHS, so we are absolutely thrilled that we are starting work on a new elective operating centre here at St Austell."*

Debbie Richards, Chief Executive of Cornwall Partnership NHS Foundation Trust, commented: *"This is a really important milestone of our partnership with the Royal Cornwall Hospitals NHS Trust, but also the work that is being enabled by NHS Cornwall and Isles of Scilly Integrated Care Board."*

"It means that local people will be able to access some of their surgical procedures in the St Austell community. These are day case procedures, but it does mean that people will be able to come here and access care in a more convenient way."

"It is also going to provide some additional capacity that means as a system, we will be able to bring down waiting lists across the county."



Newark Hospital

Operating Theatre Suite with Recovery Ward

ModuleCo are delighted to have provided a modular operating theatre suite at Newark Hospital in partnership with the Sherwood Forest Hospitals NHS Foundation Trust, becoming the cornerstone of The Newark Elective Hub.

The Newark Elective Hub project includes the new modular operating theatre manufactured by ModuleCo and improvements to the existing theatres, providing expanded local services for patients to access swifter care without the need to travel further afield. Upon completion this project will serve the community by reducing waiting times, improving patient experience, and creating new clinical jobs.

The Newark site is separated from the Trust's emergency pathway that is delivered at King's Mill Hospital. This allows surgical teams at Newark Hospital to focus on planned procedures.

The impressive 208m² facility includes a spacious 61m² operating room supported by an anaesthetic room, a sterile pack store and a dirty utility. Alongside these rooms are a three-bed first stage recovery ward and staff changing facilities.

The Trust plan to use the modular healthcare facility for operations on hips, knees, hands, and wrists, with other spaces for general surgery, breast surgery, ophthalmology, and gynaecology. A total of 2,600 procedures are expected to take place each year in the ModuleCo theatre.

A formal opening of the facility took place on the 30th October 2023 with the first patients due for their procedures in the new operating theatre the following week, commencing 6th November. The new build received a very positive response from staff at the Hospital who were buoyant on the impact it would have for them and the communities they serve.



“This is a state-of-the-art facility, and will be better for both staff and patients, many of whom will be able to go home the same day.”



Director of Strategy and Partnerships at Sherwood Forest Hospitals, said: *“We are proud to have opened this new theatre suite at Newark Hospital, which will mean more patients can get the treatment they need and get back to living a fuller life, faster.”*

“Patients who are generally fit and well and meet the criteria to have their operation at Newark Hospital will automatically be offered an appointment there. They can expect to receive the same high-quality care and treatment from our skilled, knowledgeable, dedicated and friendly teams as they would at King’s Mill Hospital.”

“The theatre is great news, not only for patients in our local communities, but also for our Newark Hospital colleagues working across a range of teams. It will provide greater job satisfaction, helping us to attract and retain the very best colleagues.”

Consultant Orthopaedic Surgeon, Bala Srinivasan, said: *“This is a state-of-the-art facility, and will be better for both staff and patients, many of whom will be able to go home the same day. It’s a chance for people locally and further away – such as Mansfield and Ashfield – to get seen quicker.”*

Paul Robinson, the Trust’s Chief Executive, commented: *“This is fantastic for us at the hospital, and will make a huge difference to people waiting for operations.”*



Leicester General Hospital Twin Operating Theatre

ModuleCo have provided a twin operating theatre facility at Leicester General Hospital in partnership with the University Hospitals of Leicester NHS Trust in the first phase of redevelopment to the Hospital's Brandon Unit.

The cutting-edge modular surgical facility features 55m² operating rooms, anaesthetic rooms, lay-up prep rooms, dirty utility rooms and a theatre store.

We were employed by the Trust to provide the modular theatre facility to expand the hospitals surgical capacity and help bring the waiting time for procedures under the 52-week target. East Midlands has come under increasing pressure post-pandemic with more than 30,000 people waiting more than one year for a surgical procedure as of April 2023.





“By maximising the off-site construction, we were able to deliver this facility in rapid timescales whilst increasing the quality for the Trust, providing an environment staff want to work in and that priorities patient recovery.”

The building has been designed as a twin operating theatre suite but one of the theatre suites will be used as a recovery and discharge area to allow the facility to operate standalone, whilst the Brandon Unit refurbishment works take place in the second phase of the redevelopment.

Forming part of the East Midlands Planned Care Centre, the operating theatres will eventually provide some of the services to approximately 100,000 patients each year from the East Midlands region when the wider facility fully opens next year.

The facility was procured via the NHS Shared Business Services framework, one of three NHS approved modular healthcare facility frameworks that ModuleCo is an approved supplier on.

William Waterston, ModuleCo Technical Sales Executive and Project Sponsor, commented: *“It has been a pleasure to work with the University Hospitals of Leicester NHS Trust for the delivery of this twin theatre healthcare facility. These operating theatres will become the beating heart of the new East Midlands Planned Care Centre and help reduce the elective surgery backlog, delivering care to an additional 100,000 people a year, which is incredible.”*

Sulis Hospital

Theatre Suite and Recovery



ModuleCo Healthcare in collaboration with our manufacturing partner ModuleCo delivered a state-of-the-art modular operating theatre suite and first stage recovery facility at Sulis Hospital on behalf of the Royal United Hospitals Bath NHS Foundation Trust via a 12-month contract, which was procured through the NHS Shared Business Services modular buildings framework.



The primary appeal of working with MCH was the ability to deliver the facility in a short time frame, allowing the Trust to address their backlog in a state-of-the-art environment, which was a key factor in their decision. The high-specification operating theatre suite gives the Trust additional surgical capacity to effectively address their backlog. Partnering with MCH enabled the Trust to resolve this quickly without compromising facility quality for surgeons and patients.

The surgical facility provides the hospital with a 64m² operating room and integral 3-person scrub, 2-bed first stage recovery ward, an anaesthetic room, a lay up prep room, dirty utility, sluice, waste hold, storage area and lobby space.

The installation was completed over a weekend to minimise disruption to the live hospital site, ensuring that patient care and hospital services continued uninterrupted. This is a testament to how offsite construction is a time-effective way of producing high-specification facility.

CASE STUDY



OPERATING THEATRES

Alexandra Hospital Twin Theatres



**Worcestershire
Acute Hospitals**
NHS Foundation Trust

ModuleCo provided two operating theatres at the Alexandra Hospital in Redditch.

The state-of-the-art theatres are integral to Worcestershire Acute Hospitals NHS Trust's broader initiative to establish the Alexandra Hospital as a surgical centre of excellence.

These theatres will enable a specialised team of medical and nursing staff to care for approximately 2,300 patients annually.

The facility will cater to urology, general surgery, orthopaedics, and gynaecology patients needing day case or inpatient surgery, increasing the total number of theatres at the Alexandra Hospital to nine. This development, connected to the main hospital building, also features staff changing facilities and a dedicated recovery area for patients.

Dr Jo Marriott, Consultant Anaesthetist and Divisional Director of the Specialised Clinical Services Division at the Trust, said: *"These facilities will bring much-needed increased theatre capacity. This means that we can see more patients a year resulting in improved access and reduced waiting times for all patients across Worcestershire and beyond. The development also ensures we have theatre accommodation that is fit for purpose in the future. This will undoubtedly result in improved patient experience, efficiency and staff morale."*

Steve Goodyear, Consultant Vascular and Endovascular Surgeon and Divisional Director for Surgery at the Trust, said: *"The launch of this new service is a key part in our vision of the Alexandra Hospital becoming a surgical centre of excellence. It's a vital part of our plans for the future of our services and our hospitals, and a further demonstration of our commitment to providing the best quality and experience of care and outcomes for our patients."*



Leighton Hospital

Maternity Operating Theatre Suite

ModuleCo is delighted to have delivered of a state-of-the-art maternity operating theatre suite at Leighton Hospital in Crewe, in collaboration with Mid Cheshire Hospitals NHS Foundation Trust.

This milestone is a significant step forward in the Trust's mission to enhance and modernise maternity services at the hospital. The existing maternity theatres had become outdated and required extensive refurbishment to continue operations effectively.

With the new modular operating theatre now operational, it will initially serve as a decant facility, allowing the Trust to carry out necessary refurbishments on other theatres without disrupting year-round maternity services.

The new theatre also addresses the growing demands of the local population, ensuring the hospital can meet increasing needs without compromising care quality.

In addition to the modular maternity theatre, the hospital's primary birthing facility, Ward 26, is receiving much-needed upgrades after four decades of service.

The new modular operating suite includes a 63m² operating room with an integrated three-person scrub area, an anaesthetic room, a lay-up prep room, and a dirty utility room. The ground floor facility comprises three 12m x 4m modules, seamlessly connected to the existing hospital by a traditionally built link. The structure is supported by a rooftop plant room module housing the air handling unit.



“This is a state-of-the-art facility, and will be better for both staff and patients, many of whom will be able to go home the same day.”



Our in-house healthcare design team designed the suite, which was manufactured off-site to 90% completion at our specialist facility in Gloucestershire. Our project delivery team expertly managed the on-site implementation.

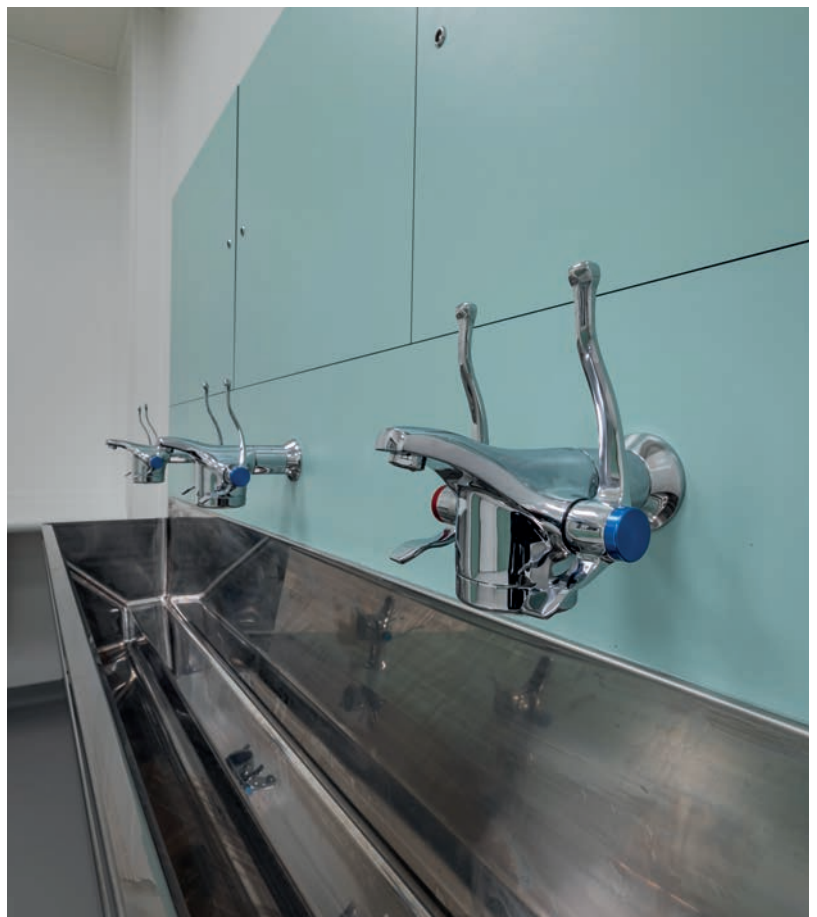
Scott Malton, Chief Nursing Officer at Mid Cheshire Hospitals NHS Foundation Trust, said: *“The opening of this new theatre suite is great news, and shows our commitment to improving maternity services.”*

“Over the past few months, we have invested in our people, recruiting additional members to our midwifery team as well as employing extra members of staff to free up time to enable our midwives to focus on delivering babies and supporting our local mums.”

“We have also expanded services, bringing in additional members of staff to support work in our maternity theatres, alongside making improvements within our maternity triage and waiting rooms.”

Jonathan Brindley, Sales and Marketing Director at ModuleCo, said: *“We are delighted to have worked in partnership with Mid Cheshire Hospitals NHS Foundation Trust to deliver a cutting-edge modular operating theatre suite.”*

“The Trust has invested in a premium surgical facility which has been built to the highest standards in a tightly controlled manufacturing environment and fitted with the latest clinical equipment. It will provide the very best working and care environment for their staff and, most importantly, the patients they serve.”



Stoke Mandeville Hospital

Sterile Services Department

ModuleCo Healthcare in partnership with ModuleCo and MMM Medical Equipment UK Ltd (MMM), designed, built, and delivered a new Sterile Services Department (SSD) at Stoke Mandeville Hospital. The facility was provided under a 15-year Managed Service Agreement, combining all project costs into a single, manageable monthly fee, allowing the Trust to focus on healthcare delivery.

Constructed off-site and fully compliant with HBN13 standards, the centralised SSD is capable of producing over 3 million instrument trays annually. The entire project - from design to commissioning - was completed within 38 weeks of order.

MCH managed the entire process, including planning, asbestos removal, demolition of the existing SSD, groundworks, and equipment installation for the new build.

The facility was assembled on the site of the existing SSD after its demolition, with new foundations laid by MCH. Comprising 14 modules (14m x 4m each), the facility was designed to have the MMM specialist equipment installed directly into the modules at the assembly facility before delivery. This off-site installation of equipment and service connections significantly reduced the project timeline, allowing the new facility to become operational and generate revenue faster. The Trust was able to significantly increase capacity and occupy the facility without a large capital outlay, as all project costs were included in the monthly payment. The project involved regular design workshops with end users to ensure the design and specifications were appropriate. It included complete facility and M&E designs, as well as manufacturing and construction drawings. The modules and plant rooms were manufactured in the factory, with sterilisation equipment supplied and installed. The scope also covered the delivery, installation, and commissioning of the facility.

CASE STUDY





The facility became operational within 38 weeks, which is less than half the time it would take for a traditional build. Specialist equipment was installed at the ModuleCo Assembly Facility prior to site delivery, speeding up the process. The facility is future-proofed, capable of meeting the Trust's needs and generating revenue by providing services to external hospitals and clinics. It meets HBN13 compliance standards and includes an ISO Class 8 packing area.

"This project has been a remarkable feat of engineering. When our Head of Sterile Services and I saw 16 modules arrive on site in April 2020, we couldn't have imagined that just four months later, we would have the newest and most modern Sterile Services Department in the NHS." John Abbott, Deputy Divisional Director of Surgery and Critical Care.



Barking Community Hospital Community Diagnostics Centre


ModuleCo delivered a turnkey Community Diagnostic Centre project for Barking, Havering, Redbridge University Hospitals NHS Trust at Barking Community Hospital. It was one of the first of the forty new community diagnostic facilities the government promised to fund for the NHS.

The facility was manufactured to almost 90% complete off-site at our specialist manufacturing centre in Gloucestershire. This helped to reduce the overall project programme as the facility was being built at the same time as the enabling works took place on site, with the added benefit of minimising disruption on a small hospital site and to the local community.

Our design team carried out extensive early engagement with those who would become the facility's end users, ensuring that the accommodation, equipment and level of finish we provided would be precisely what patients and staff require.

The ground floor arrangement comprises specialist CT and MRI Scanning rooms with a central control room to support both areas. Alongside the specialist areas are seven diagnostic/assessment rooms ranging from Cardiology to Phlebotomy, each tailored to the needs of the NHS staff who will work within. Patients and staff enter the facility into a large open plan waiting/entrance lobby where an integrated reception desk will greet and assist them.





“A great example for others to follow...”

The heart of the facility features support space for the specialist diagnostic/assessment rooms, such as clean and dirty utilities and a changing places room, providing efficient and safe patient/staff access.

The facility incorporates a platform lift and two stair cores to the North and South to improve access to the first floor.

Included on the first floor is an abundance of staff facilities, from change areas to shower and rest spaces. The first floor design has been future proofed to enable retrofit, should the Trust require further diagnostic/assessment areas.

As with many new healthcare facility projects, BREEAM was a key requirement. This project targeted an 'Excellent' rating by utilising low carbon technologies such as air source heat pumps and PV panels, which fill the available roof space. The performance of the building's thermal envelope has also been enhanced to meet the newly introduced Part L building regulations, further assisting the efficient heating and cooling of the new facility.

We also managed the challenging enabling works package, which involved coordination between UKPN, Essex and Suffolk Water and Transport for London (TfL).

A new HV power supply was brought to site, housed within a new traditionally-built substation, built by ModuleCo specifically for the new facility. Resilience to the new feed will be provided by a standby generator which will pick up the buildings load in the event of a mains power outage. New water and fibre supplies were also created, rendering the new facility standalone from the rest of the hospital site.

On visiting the finished building for the first time, the Trust's patient advisory group remarked “1st class!”, “Fantastic. So bright and airy.” and “A great example for others to follow.”



Torbay Hospital

Endoscopy Facility

ModuleCo are delighted to have provided a modular endoscopy and training centre at Torbay Hospital, in partnership with Torbay and South Devon NHS Foundation Trust. The facility is the first of a two-phase project that will also see cutting-edge modular operating theatres delivered on the same hospital site.

The ground floor endoscopy department will serve patients awaiting diagnosis and treatment for cancer and bowel disease. The training centre, located on the first floor, will provide training services for the region's future NHS endoscopists and nurses.

The endoscopy unit was funded by NHS England to assist with diagnostic delays and improve cancer outcomes. It was designed, manufactured, and delivered in only seven months from order. This is the second endoscopy facility that our team has delivered to Torbay Hospital, having provided a modular endoscopy suite back in 2003.

The state-of-the-art healthcare facility incorporates two procedure rooms, operating with a dual-access dirty utility and a scope store. The procedure rooms are supported by a six-bed recovery area, split to enable gender separation and each equipped with bariatric provision. The facility was designed with all required supporting accommodation, consisting of multiple pre-admission rooms, staff rest areas, offices, a seminar space and storage.

Our short site programme of eleven weeks reduced the hospital's level of downtime for endoscopy, quickly allowing them to bring services back online. This was a key driving factor for the Trust and one that highlights the benefits of ModuleCo's off-site 'factory-first' approach whereby up to 90% of the construction process takes place away from the hospital site at our specialist manufacturing centre in Gloucestershire.





A formal opening of the facility took place on 14th November 2023 by chairman Sir Richard Ibbotson and Lord Julian Darling, receiving a very positive response from staff at the Hospital who were "...delighted by the quality of the finish." The opening marked a significant milestone in the Trust's 'Building a Brighter Future' programme to improve patient experience and outcome of care.

Matt Guppy, Senior Project Manager Engineer, Torbay and South Devon NHS Foundation Trust, said: "Amazing work by the whole team who have assisted us in delivering a fantastic new facility for the Endoscopy department here at Torbay and South Devon NHS Foundation Trust, on time and within budget!"

Dr James Neale, Consultant Gastroenterologist and Lead for Endoscopy at Torbay and South Devon NHS Foundation Trust, said: "Early detection of lower and upper gastro-intestinal cancer and inflammatory bowel disease is so important to give people the best possible outcomes. We are committed to making sure people are seen and can begin their care as quickly as possible, and our new centre will enable us to see and treat more people, reduce waiting times, and improve people's experiences and outcomes."



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