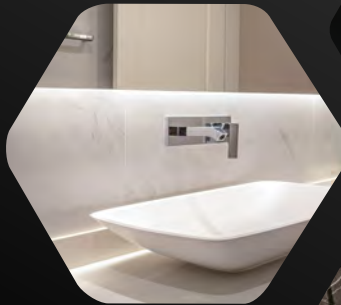


Bathroom pod solutions

Offsite modular specialist

**Leading UK bathroom pod
manufacturer**



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Who we are

Founded in 2005, we deliver offsite solutions to the residential, hotel, student accommodation and healthcare sectors. It is this experience that has positioned us as a leading UK manufacturer of offsite building solutions and with the support of our parent company GS E&C, we have reinforced confidence in our delivery.

Our experience doesn't stop at modular manufacturing, Elements Europe has delivered numerous projects as a design and build partner, managing the entire construction of modular buildings. Turnkey solution adds value for our clients.

Carbon reduction specialists



- Offsite construction uses less energy than traditional methods of construction



- 35% less waste than the same project built using traditional methods



- 56% fewer vehicle movements in congested city centres

Innovation and Integration



15+ years manufacturing experience



Inhouse BIM design



Directly employed labour



Design flexibility



Bespoke integrated production software



Customer focused delivery

Trustworthy

- Excellent reputation
- Financial stability
- Consistent quality
- Experience in completing high budget projects



Honest

- Transparent pricing
- Trusted suppliers
- Meeting clients expectations
- Long-term client relations



Efficient

- 17 years of experience
- Automated planning
- Production speed
- Integrated production software



Adaptive

- Bespoke design
- Standardised options
- Overcoming obstacles
- Implementing changes



Collaborative

- Early engagement
- Design clarity



Why choose bathroom pods?

Our bathroom pods deliver a number of advantages to developments, which require a large number of standardised bathrooms, such as **residential buildings, hotels** and **student accommodation** etc.

A completed pod is service tested, quality checked and cleaned prior to being delivered to site ready for direct install into the building, which saves the main contractor time and assure quality in their construction programme.



• Inherently greener



• Reduce the environmental footprint



• Improve health and safety



Sustainability



Cost



Speed



Quality



Certainty

Who benefits from bathroom pods?

Developers

- programme guarantee
- potential higher return on investment
- consistent quality



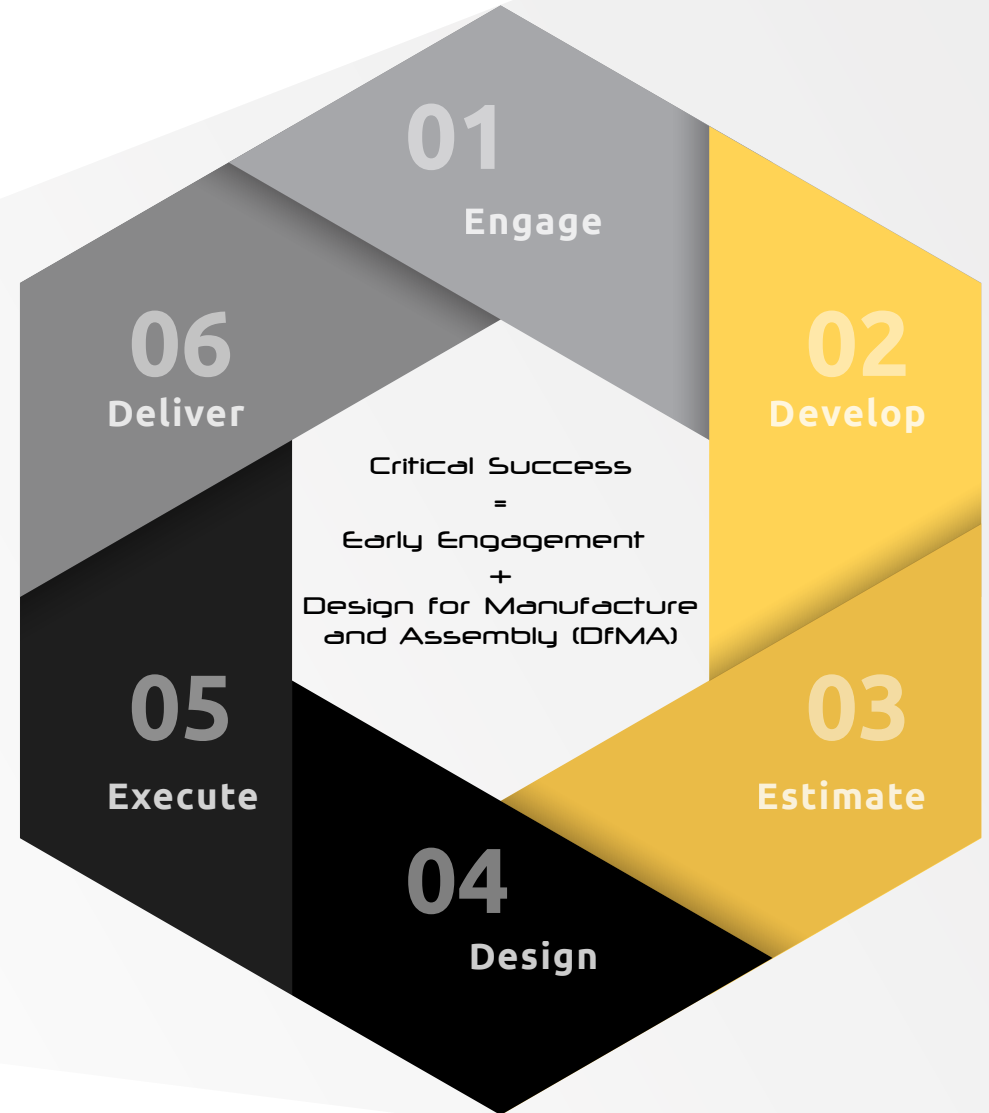
Architects

- BIM integration - design coordination
- guidance on best practice
- advice on specification



Contractors

- programme certainty
- cost certainty
- reduced management costs



Engage

Client Engagement

Introduction to Elements Europe's products and systems and identify the project requirements

Planning

Assessing project timescales and manufacturing periods

Feasibility Study

Assess if the project is feasible for Bathroom Pods, considering the following:

- Number of pods and types
- Specification
- Within budget

Develop

Pre-manufactured Value (PMV%)

Adding value to the project by incorporating more in the factory.

Other systems that increase PMV% include:

STRUCMET Framing system for the external envelope

Design for Manufacture

Reducing the number of Bathroom Pod types, maximising manufacturing efficiency and reducing costs

Specification

Developing the specification to meet budgets, timescales, and aesthetics

Budget Costs

Developing the specification to meet budgets, timescales and aesthetics

01

Estimate

Deliverables

Managing expectations of what is being delivered

Terms & Conditions

Agree terms and conditions and scope of supply

Project Cost & Program

Full project estimate for the Design, Manufacture, Supply, and Installation of the Bathroom Pods

03

Design

Design Process and Verification

- Collaboration and Coordination with Client design team
- Design options review and Value Engineering opportunities explored
- Produce 3D visualisations of design options under consideration
- Standard details and specifications available

BIM

- Shared Revit models with the Client team to promote collaboration and coordination
- Fine tuning of material setting out, reducing waste (tiles, plasterboard, etc.)
- Pre-Manufacturing coordination checks

Model Integration

- Clash free design is also fully coordinated with Base Building systems
- Highly efficient services routes for pipework, conduit and ducting
- Prototype production and review to inform design refinements

02

04

Prototype Sign-off

External stakeholders review, scrutinise and sign-off the bathroom pod ready for manufacture

Manufacturing

Manufacturing slot booked and program issued

Production and Quality processes

Process Control Plan (PCP) is created and implemented to control manufacture and quality throughout the project duration

Deliver

Just-in-time deliveries

Co-ordinating with manufacturing and site program, we will deliver when required

Program Integration

Co-ordination with other trades to ensure there are no clashes

Installation

Provided by qualified in-house operatives to ensure continuity of quality from factory to site

Sign-off

Commissioning and final snagging carried out by qualified personnel



Environmental Benefits

Offsite manufacturing / pre-fabrication is ultimately less wasteful than building traditional and therefore more sustainable. Factory waste material is typically less than c. **1%** compared with c. **7%+** on a traditional construction sites and recycling of waste is more reliably controlled in a factory environment than it is on-site

With factory procedures, processes and ISO9001, Factory operations are up to **250%** more efficient than the same activity carried out on-site.

Recent case studies show:

- Up to **40%** fewer people are required onsite, therefore minimising transport reducing carbon emissions
- Up to **33%** quicker build time to completion reducing prelims and energy costs



ESG – Economic, Social, Governance

Adopting key environmental initiatives in sustainable manufacturing, maximising PMV%, Transport and Logistics

Measuring social impact on society by compliance to the modern slavery act, health and safety standards, investment in people and apprenticeships.

The Executive Management Team is diverse and includes a mix of gender, age and experience to ensure balanced management throughout everything we do.

Cooperate Governance and reporting in-line with parent company procedures that are adopted world wide.

Regularly audited accounts, ISO 9001 Quality Management System (QMS) and Risk Management is at the heart of our business.



Building Information Modelling (BIM)

We fully model every different pod type using the latest Building Information Modelling (BIM) protocols. This ensures every physical component of the pod's structure, fixtures, finishes and MEP services are accurately coordinated to achieve an efficient, clash free product.

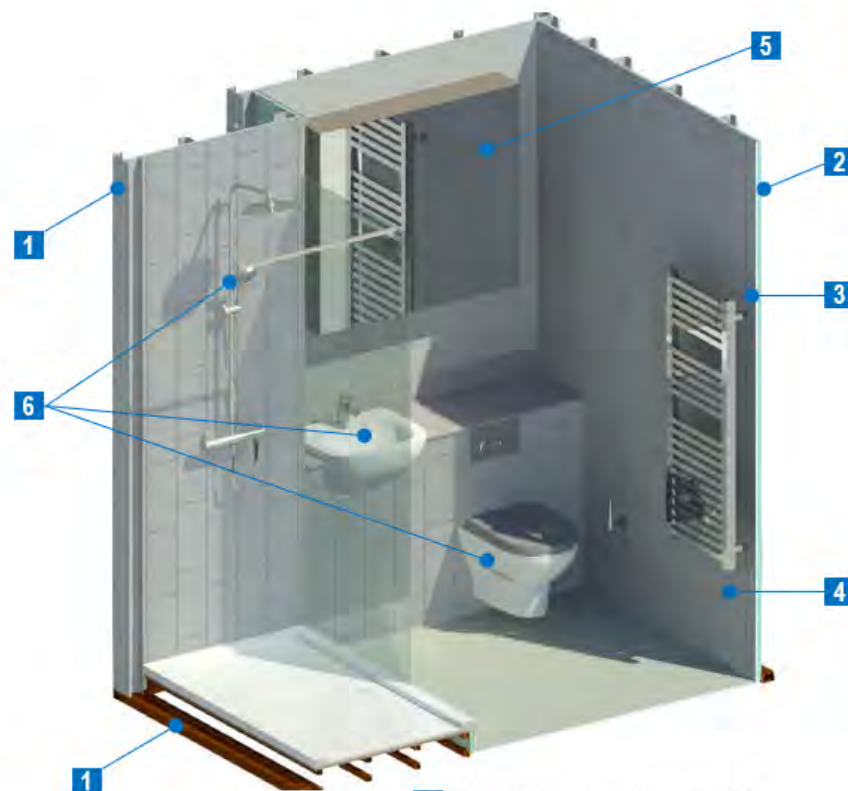
- Ability to quickly produce 3D visualisations of finishes options under consideration
- Shared BIM models with the Client team to promote collaboration and coordination
- A fully coordinated, clash free design of each pod type
- Fine tuning of material setting out resulting in less wastage (tiles, plasterboard, etc.)
- Fine tuning of material setting out resulting in less wastage (tiles, plasterboard, etc.)

Precision Production

Before proceeding into full manufacturing, Elements build a full-scale working prototype of the pods to review with the development and design teams. This allows a high degree of fine-tuning of the design and production detailing that is simply not possible with on-site construction methods.

Once manufacturing is launched, Elements' pods are assembled in a controlled factory environment. This setting promotes high quality production that is supported by Elements Europe's ISO certified Quality Assurance programme.

Accreditations



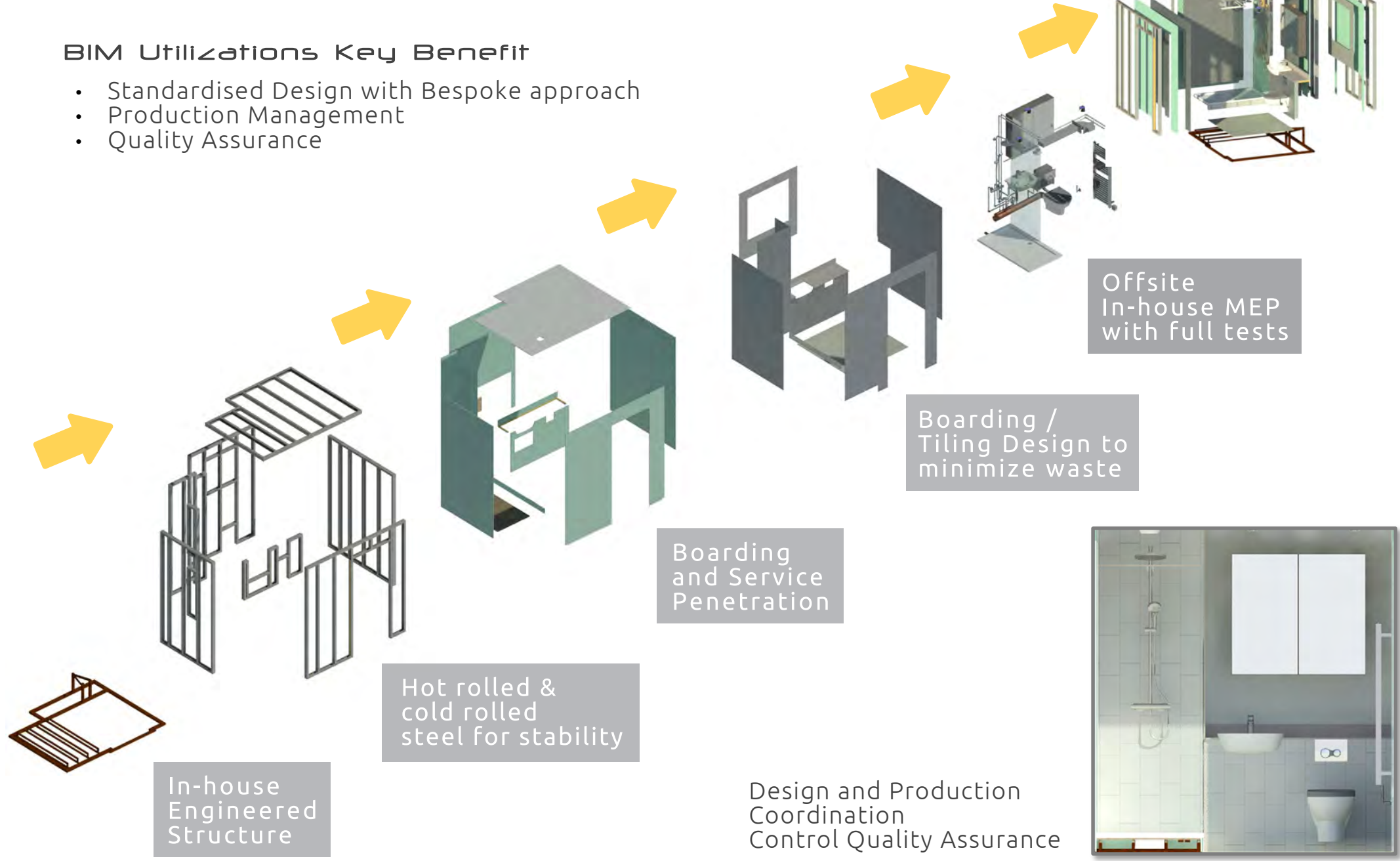
- 1 Steel Frame Construction
- 2 Waterproofing Gypsum Board
- 3 Waterproofing Layer
- 4 Tiles & Adhesive Mortar
- 5 Bespoke Cabinet Design
- 6 Plumbing Fixture per budget



FLOOR /
FLOORLESS
BATHROOM
POD

BIM Utilizations Key Benefit

- Standardised Design with Bespoke approach
- Production Management
- Quality Assurance



In-house Engineered Structure

Hot rolled & cold rolled steel for stability

Boarding and Service Penetration

Boarding / Tiling Design to minimize waste

Offsite In-house MEP with full tests

Design and Production Coordination
Control Quality Assurance



Budget options



We offer 3 standard ranges of bathroom pods:

Gold
from
£9,500

Our premium, high end

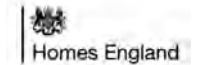
Silver
from
£7,500

Quality, mid-range

Bronze
from
£6,750

Affordable, entry level

We have manufactured pods for some of the leading national and international contractors and developers:



Our trusted, long term suppliers:



Our previous residential projects: shorturl.at/pDHW4



New Victoria Manchester

Client: Vinci Construction

Project: New Victoria (£130 million), mixed-use scheme, Manchester city centre

Sector: Residential

Number of pods: 866 bathroom pods

Project description:

Main bathrooms with bath/shower & en-suite pods with showers. All pods floorless enabling a continuous floor finish throughout each of the 520 apartments. Large grey landscape tiles with wall hung sanitaryware, large mirror and towel rail.

178 one-bed, 286 two-bed and 56 three-bed apartments within two towers, one 20 and one 25 storeys.

Developed by Muse Developments, using Manchester based architects Sheppard Robson. Muse is one of the country's leading names in mixed-use development and urban regeneration.



Moda Living Springside, Edinburgh

Client: Robertson Construction

Project: Springside, Edinburgh city centre

Sector: Residential

Number of pods: 508 bathroom pods

Project description:

Fully tiled pods with large landscape stone effect tiles and are fitted with large showers, wall hung wc and mirrored vanity unit.

Designed by architects CDA, the site is part of a re-development masterplan of the former Scottish & Newcastle Brewery site in the Fountainbridge area of Edinburgh. The first two blocks of accommodation created 350 Build to Rent residential apartments ranging from studios to three bed apartments.

This was the third project manufactured for Moda Living the same year, following The Mercian Birmingham and New York Square Leeds.





Latitude Purple Leeds

Client: JohnSisk & Son

Project: Leeds city centre

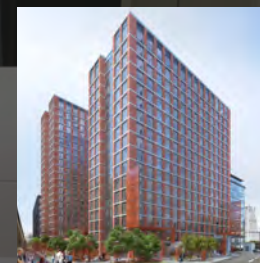
Sector: Residential

Number of pods: 693 bathroom pods

Project description:

Six different types of pods – bath pods, shower pods and bath/shower pods of varying sizes.

Once complete, the high rise will offer two residential towers of 463 flats. The external space of the structures is also set to have extensive landscaping to offer greener living area in the city. The project will help expand the city centre and offer hundreds of quality homes for the local community.



The Castings Manchester

Client: Midgard Ltd

Project: Manchester city centre

Sector: Residential

Number of pods: 545 bathroom pods

Project description:

Floorless bathroom pods, including shower and bath pods.

Based in the Piccadilly East area of Manchester, this 25-storey apartment building will be home to 352 Build-to-Rent (BTR) one, two and three bedroom apartments, resident amenities and a new public square.

Packaged Living is a bespoke, Build-to-Rent developer and operator at the forefront of the private rented sector (PRS). Purchased in partnership with a Fiera Real Estate Fund, the scheme forms part of the Portugal Street Masterplan and will be one of the standout residential offerings in Manchester city centre.





The Co-pod represents a unique range of units containing all of the essential service elements required in modular housing.

Four pod types can be organised in a number of different configurations to suit a range of house types. The units provide kitchen, bath, shower, staircase, storage, power, lighting, ventilation, heating, heat recovery and communications within a single offsite manufacturing system.

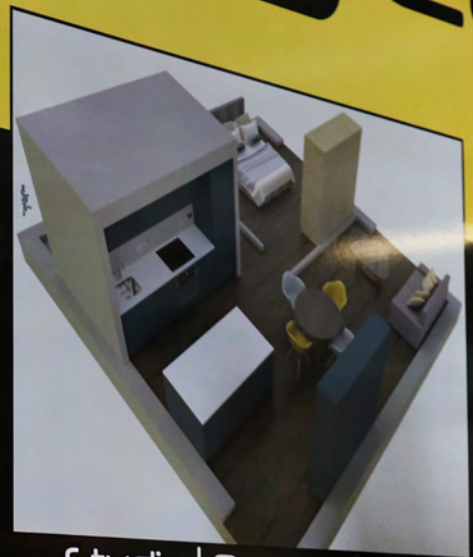
Using multiple pods in an efficient configuration means that all mains building services can be located in a central core, and, since the pod contains all of the required service elements there is no need for first or second fix mechanical or electrical services within the fabric of the building.



Co-pod




Co-pod



Studio | Open Plan | Flats



2+ storey homes

Co-pod delivers:

- ◆ Efficient installation
- ◆ Quality
- ◆ Cost and programme certainty
- ◆ Improved health and safety
- ◆ Sustainability



Co-pod reduces:

- ◆ Trade men onsite
- ◆ Sub-contractors
- ◆ Snagging
- ◆ Construction programme
- ◆ Onsite waste

ings
 on each floor
 ted in a