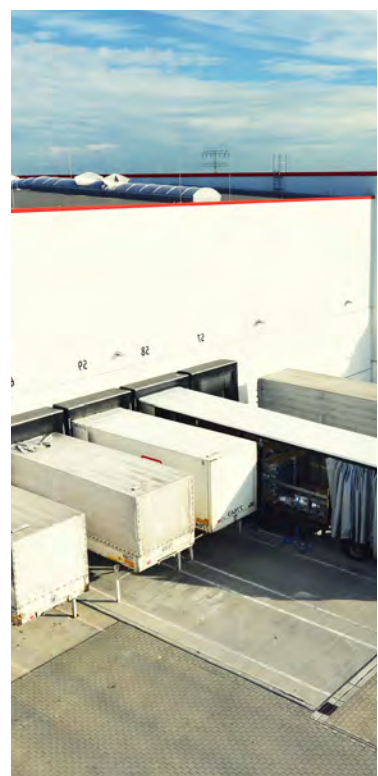
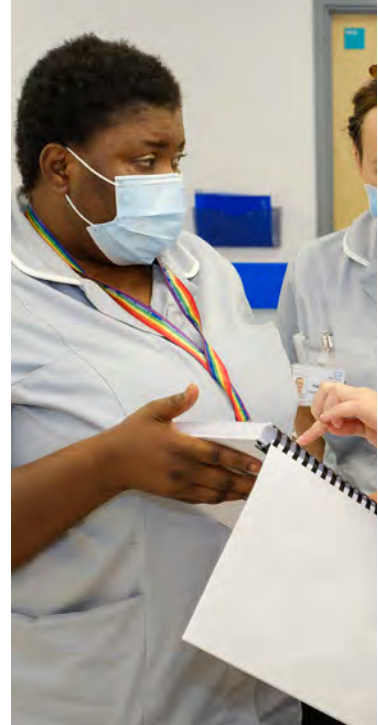




# elite

systems

OUR TURNKEY APPROACH TO BESPOKE MODULAR BUILDINGS







# THE ELITE PEOPLE FOR MODULAR BUILDINGS

With a heritage stretching back over 30 years, Elite Systems has the ability to design, manufacture, and fully install modular units that perfectly match your needs.

Offsite construction means your projects are delivered more quickly and built to a consistently high standard. Choose standard or bespoke options, permanent or portable: the possibilities are endless.

No matter the sector, from education to healthcare, commercial to residential, it's your project - why not make it Elite.

[Watch our 30 year look-back video](#)

*"Your needs are our priorities. We're proud of our high quality constructions and our service to every customer"*



**Marcus Sutcliffe,**  
Managing Director



Crown  
Commercial  
Service  
Supplier



**FUSION<sup>21</sup>**

Framework agreements take the guesswork out of procurement, saving customers time and money. We're proud to have been selected for some of the UK's most forward-thinking modular frameworks.

[Contact us](#)

# 30

**1991**

**Elite Systems was incorporated as a modular building manufacturer**



**1996**

**A new lifting system**

The new system revolutionised how we fit wall and roof components



**1999**

**We developed our signature modular turnkey solution**



**1998**

**Early AutoCAD adopters**

With digital design still in its infancy across the industry, we mastered AutoCAD



**1994**

**We developed specialist machinery**

Creating our own kit meant we could manufacture panels and other components for our modular buildings

**2001**

**Taking off at Leeds Bradford Airport**

Our first two-storey building, which is still in use today



**2000**

**Familiar faces**

Marcus Sutcliffe, Darren Idle, and Craig Senior all started their tenures with Elite



**2002**

**Premises extended to create new production line**



**2008**

**Site expansion**

We expanded our premises onto the adjacent land



delivering endless possibilities since 1991

Get in touch



2008

Jamie Gee joined as CAD technician



2020

Helping our NHS

When covid-19 broke out, we stepped in to supply a new isolation ward for Royal Surrey County Hospital in record time

2021

James Henshaw became our new business development manager



2009

Darren Idle promoted to project manager



2023

Hannah Potter joined as Marketing Executive



2014

Rebecca Stephenson joined as Finance Manager



2020

Jason Bowker promoted to commercial director



2012

Jason Bowker joined as senior QS

2017

Marcus Sutcliffe stepped up as managing director



2022

Anmol Lall joined the design team

From humble origins as an installation contractor to the full turnkey modular solutions provider we are today, we've changed a lot in the past three decades.

We're proud of our past, and excited about the future. And whether you're a long-term customer or we're working together for the first time, our dedication to your projects will always be first class.



# ELITE SYSTEMS: OUR VALUES

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**Elite Systems GB Ltd, strives to provide a working environment where staff are made to feel valued & empowered.**

This way they can use their talents to have a positive effect on the capability of the business & the projects and solutions we deliver to our clients and to be appropriately rewarded for their efforts.

By operating in this manner, our clients can be sure that they will always be receiving the very best service & closest attention to ensure their project is completed to the highest standards.

Contact us 



## AMBITION

‘A person that never made a mistake, never tried anything new’, a phrase loosely attributed to Albert Einstein. We acknowledge our mistakes & make sure that we learn from them so that we can constantly refine & perfect what we do.

## COLLABORATION

We consult with clients & their representatives throughout the process to deliver a project that is exactly what you need, whether it’s a full turnkey scheme or the supply of just a building.

## PEOPLE

We take great care in recruiting outstanding team members, our excellent staff retention levels are a testament to how well we treat people. Motivated staff are essential to delivering a faultless customer experience.

## HUMILITY

We are driven to push our capabilities and the boundaries of off-site modular construction, so that our clients will benefit from a project delivered with the best techniques & materials possible.

## EMPATHY

We put ourselves in your shoes to make sure we understand what you need from a relationship with Elite Systems. We are here to take your stressors away, not add to them.

## FLEXIBILITY

We use modular, off-site construction techniques, to deliver a better project for our clients. This doesn’t mean that our offering is limited to any standard format, we always make sure that you receive a building that is bespoke to your needs.

# MODULAR: THE BENEFITS

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## SPEED

Off-site modular construction is faster than traditional build methods, so your building is in use more quickly.

## FLEXIBILITY

Whatever the brief or specification, there's a modular building to suit you.

## ECO-FRIENDLY

Modular buildings can lower your green house gas emissions.

## QUALITY

Factory-controlled conditions mean your project is built to a high standard.

## CONVENIENCE

Modular construction helps avoid the disruption that can come with traditional build.

## COST

Off-site construction offers a high quality and cost-effective modular structure that's entirely fit-for-purpose.



# THE COMPLETE PACKAGE

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Our off-site modular buildings construction offers fast yet realistic timescales supported by an experienced and dedicated project manager. You'll always have a reliable point of contact from start to finish, overseeing the project and translating your designs.

From initial consultation with our experts to manufacture, groundworks, installation and sign-off, our team take care of every individual element of your project.

This approach allows us to accurately estimate and control costs so we remain within your budget and work within the time-frame you need.



## CONSULTATION

From initial consultation to completion, we provide customers with a dedicated point of contact to guarantee effective communication.



## DESIGN AND VALUE ENGINEERING

We develop cost-effective and high-performance designs without compromising aesthetics or functionality. Where possible we value-engineer existing plans to manage costs and lead times.







### REGULATION AND PLANNING COMPLIANCE

All Elite Systems buildings are designed and manufactured to meet relevant building regulations. We can also consult on planning applications to secure required permissions.



### GROUNDWORKS

We can do the groundworks up - offering solutions including foundations, site preparations, and utility connections.



### MANUFACTURE AND INTERNAL FIT-OUT

Our buildings leave our factory as close to finished as possible with only final touches done on site. We offer a diverse range of external finishes and internal fit-out options from decorating to electrics.



### DELIVERY & INSTALLATION

We work with you to schedule delivery, installation and handover whilst accounting for site logistics - ensuring a smooth project completion.



# FLEXIBILITY

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We work with you to design modular buildings with character. With our extensive range of customisations and fixtures, your building can reflect your organisation's personality.

The exterior of your building can be customised with a wide range of colours and finishes so that it reflects your brand, or simply choose an option that blends with your existing structures - the choice is yours. The careful use and design of windows, sun pipes, and roof lights can allow in natural light while canopies, shelter, roof designs, fascias, and vinyl wrapping can transform the exterior.

Internally we can create a working environment to suit your needs from furniture to finishing touches. We can install lighting options, window blinds, suspended ceilings, glazed partitioning, and a wide choice of floor coverings. We can also accommodate underfloor heating, data and networking requirements, climate control systems, plus fire and/or security alarms and then move on to adding in any furniture pieces.



# SUSTAINABILITY

Contact us



## NET ZERO

In June 2019, the UK became the first major economy to pass the net zero emissions law. This new target will require the UK to bring all greenhouse gas emissions to net zero by 2050.

At Elite Systems, we are committed to playing our role in this important effort, by creating a sustainable alternative to the conventional building; net zero modular buildings.

Presently, the construction industry takes up just 7% of the UK economy, but accounts for

10% of the country's greenhouse emissions, and influences a further 47%! We want to change that.

Learn more about our net zero modulars



# GREEN DESIGN

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**Framework agreements take the guesswork out of procurement, saving customers time and money and we're proud to have been awarded some of the UK's most forward-thinking modular contracts.**

As well as undertaking efforts to reduce the environmental impact at construction, we offer a variety of features designed to ensure your building has a life-long low environmental cost.

[Contact us](#)

## **SOLAR THERMAL HEATING**

Harness energy from the sun to generate heating and to provide hot water and reduce energy bills.

## **GREEN ROOFS**

These roofs provide several environmental benefits such as creating a natural habitat for wildlife whilst providing high levels of thermal insulation.

## **RAINWATER HARVESTING**

Using rainwater harvesting for jobs such as flushing the toilet eliminates the need to use fresh drinking water from the mains and offers a significant reduction in the total water usage.





FOCUSING ON  
**NET  
ZERO**  
CO<sub>2</sub>

## BIOMASS BOILER

A carbon-neutral heating system using by-products of the timber industry like woodchips or pellets, a biomass system delivers energy which reduces CO<sub>2</sub> emissions released in the combustion process when compared to energy generated from fossil fuels.

## SOLAR PHOTOVOLTAICS

Convert sunlight into electricity using photovoltaic (PV) systems which can be roof-mounted or integrated into the roof or walls. An installation with a peak output of 1kW can displace around 0.3 tonnes of CO<sub>2</sub> emissions each year.

## WIND POWER

The use of wind power is recognised as one of the most cost-effective renewable energy technologies. Systems for smaller buildings typically have peak outputs of up to 6kW, reducing carbon emissions by more than four tonnes per annum.

## GROUND SOURCE HEAT PUMPS

This is a complete system that uses the Earth's temperature to provide heating, cooling and hot water. A closed system circulates below ground and transfers energy to a wet heating system with significantly reduced energy consumption and carbon emissions.



### PUTTING IN THE TIME

Modular solutions can provide quick solutions for both custodial and blue light services.

# CUSTODIAL & EMERGENCY SERVICES

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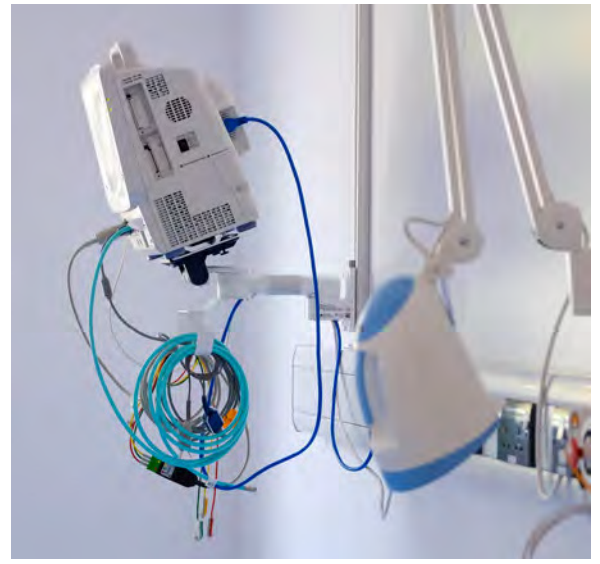
Expanding or creating space within custodial facilities presents a unique challenge with health and safety and speed of works being paramount.

Working with an experienced bespoke modular building solutions supplier helps custodial providers get the right result from their new building. Our team at Elite Systems has the knowledge and expertise to help you avoid common pitfalls organisations can experience. Our modern methods of construction mean that your new space will

be manufactured off-site resulting in a safer, more quality-controlled build and less disruption to day-to-day operations.

Modular construction also provides an efficient, much-needed building solution for the 'blue light' services. Finances are tight for emergency services, and our solutions can help decision makers improve building infrastructure with minimal impact.





**FAST MOVERS**  
We can navigate the specialist requirements of the transport and logistics sectors.

# HEALTHCARE

As the UK population grows older, so does our NHS. Both need more space and more modern facilities.

The government is committing to increasing funding and recently taken an interest in modular options so now is the perfect time to develop and expand UK healthcare facilities. Whether the project is for a new hospital ward, A&E department, medical centre, operating theatre, outpatient clinic or consulting room, we create bespoke solutions to support our nation's healthcare workforce.

In the past we have built entire isolation wards for hospitals, and holistic hydrotherapy units to support patients and staff to provide the best care possible.

Our modular buildings maximise a plot's potential to offer spacious, flexible, pleasant and - above all - safe clinical environments for patients and medical professionals alike.

[Contact us](#) 



## LEARNING CURVES

Bespoke modular classrooms create flexible teaching space.

# EDUCATION

Buildings for education must be cost-effective, flexible in their uses, of the highest quality and most importantly, provide a safe, quality, and positive environment for learning.

We have over 30 years' experience in providing creative modular solutions for nurseries, primary and secondary schools, colleges, and universities. We're well-versed in working within budgets and to strict schedules.

Educational facilities may not know their intake numbers until relatively late in the year which means that modular classrooms are the ideal solution, offering the ability to control costs and quick turnaround times.

With the ability to create bespoke classroom spaces to match our customers' exact requirements, there are no limits placed on design or performance.

[Contact us](#) 





### EASING THE PRESSURE

Modern modular healthcare facilities are a cost-effective solution.

# TRANSPORT & LOGISTICS

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The UK's transport and logistics sector is moving at a fast pace: with the government committing to long-term investment in the UK's transport infrastructure, there is a need for innovative design and build solutions to support this impetus for change.

Elite Systems has developed a range of building solutions to provide bright, spacious and energy-efficient working environments to quickly and efficiently to meet the demands of your business. Our off-site construction methods mean buildings can be built and

installed up to 70% quicker than a traditional build - and, as they are relocatable, they offer excellent flexibility and return on investment.

From offices, canteens, and gatehouses, to security centres, reception centres, and control rooms, an Elite modular building can provide the ideal working environment.

[Watch a video of the pictured modular](#)





## LINKING UP WITH UTILITIES

Whatever the requirements, we can create pleasant working environments.

# UTILITIES

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Elite Systems has a wealth of experience working with utility sites across the UK. We can provide offices, toilets, break rooms, canteens, security kiosks, meeting rooms, storage and general project facilities to the exacting standards required by power stations or water treatment plants.

We create buildings with plenty of open space and light to provide staff with a pleasant working environment with all the necessary welfare facilities for a large workforce. Our modular buildings can be installed in single or

multi-storey configurations, with unlimited design options, and a range of payment solutions to provide cost certainty and flexibility.

We have the expertise to install permanent-build-quality structures in just a few weeks with minimal impact on the existing site and operations.

[Contact us](#) 





### LIVING SPACE

Our bespoke offering gives local authorities plenty of options.

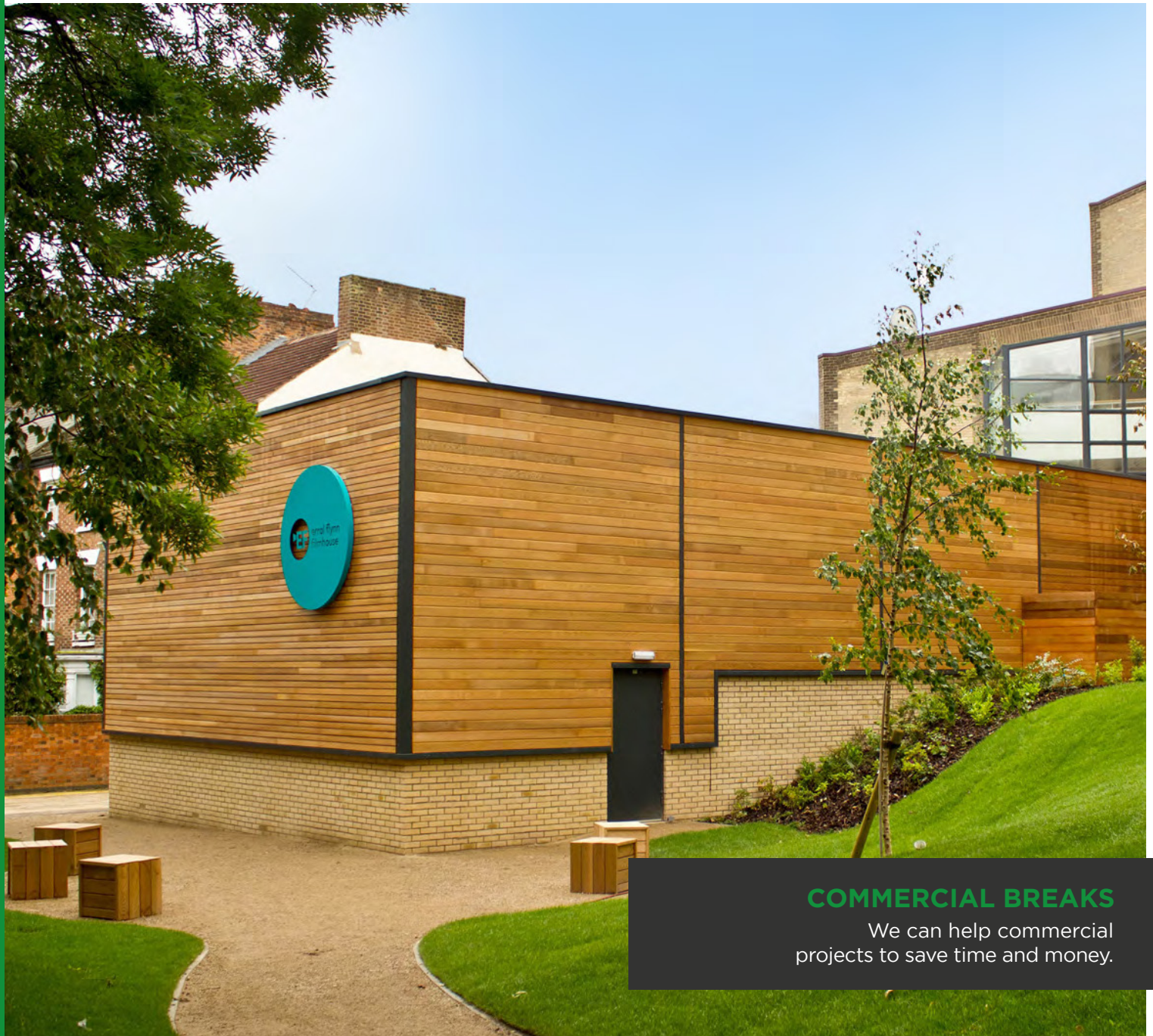
# RESIDENTIAL

At Elite, we pride ourselves on being able to work with our customers to create a modular solution for any requirement - that includes modular homes.

The UK's existing housing stock is under intense pressure and scrutiny, and modular construction is widely believed to be part of the solution. We can work with local authorities to develop houses to any specification with all the benefits off-site construction can offer.

Our bespoke approach ensures flexibility: we can manufacture single units or mews-style homes, and work closely with architects, developers and local authorities to ensure that the property is of the highest quality, meets planning conditions, matches the local character of any given area, and provides an excellent home for the occupier(s)/owner(s).





## COMMERCIAL BREAKS

We can help commercial projects to save time and money.

# COMMERCIAL

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Achieving a quick turnaround and controlling costs are vital for our commercial customers too: that's what makes modular construction the perfect choice. We can help create more commercial space on time, within budget, and to a high quality standard.

Using modern methods of construction means that your new building will be manufactured off-site resulting in a safer, more quality-controlled build, and less disruption to your day-to-day operations.

Our experience allows us to confidently provide all of the services required to achieve the desired result for our clients, whether that's a single-storey modular building or a multi-storey facility, through our turnkey solution. We will take your design and bring it to fruition from illustration to installation.

We can accommodate for bespoke features, sizes, and designs – the options for improving facilities for your staff and customers are almost limitless.



# OUR WORK

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Get in touch 

## OFFICES AND RECEPTIONS



## NURSERIES



## PRIMARY SCHOOLS



## SECONDARY SCHOOLS



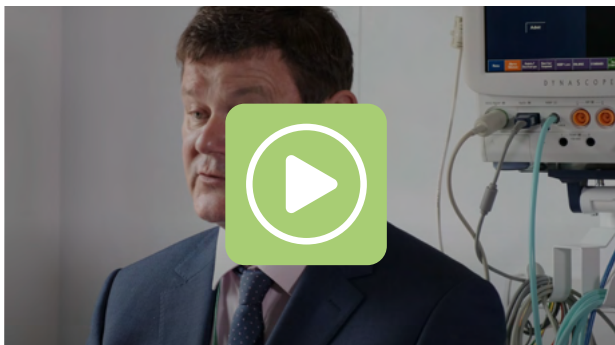
## SEND SCHOOLS



## YOUTH GROUPS



## HOSPITALS



## OTHER HEALTH SERVICES





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