

# The Secret of a Successful Build...

There is one top secret that is paramount to a truly successful new build project and its probably not what you have read or think.

It's not how many designs the architect comes up with, its not how large the construction firm is and it's not the value of the project cost. It's the relationship with your chosen construction professional.

The affinity you feel between your vision and the professional, the trust they install in you and the added value they bring to the build. These are the key metrics to a successful build project. The driving decision when you select a construction professional is how safe do you feel in their hands, after all, they are taking your vision and designing and building a space where your aspirations will come to life for your pupils and staff.

## Where does the affinity come from?

It should come from your very first conversation. At the initial enquiry stage, you should be made to feel that the construction professional wants to work with you. They should share your excitement and take the time to fully understand your vision for the building. They should allow you time to express your aspirations and ask the right questions to fully appreciate your existing site and your long-term objectives. If you feel this from the very first conversation, then you know that the construction professional is onboard with your vision, and you should leave the conversation with a warm feeling of confidence and excitement.

## What about trust?

The saying trust should be earned is very true in all areas of life. A construction professional should be willing to prove their ability to gain your trust. A list of questions to test this theory could be as follows: are they just telling me what I want to hear, or are they being open and honest whilst also adding valuable input to the relationship?

How experienced are they? Are they providing regulatory advice and construction solutions on your build or are they just following instructions?

A trusted construction professional should be able to tell you things



that relate to pupil welfare and be up to date with the latest government or independent guidelines about what makes the best environment for pupils to learn in.

How do other clients feel about the company? It is always worth carrying out research and hearing what past clients say about their build projects.

This should all help you form trust to satisfy that a) your chosen construction professional is acting entirely on your behalf and wants as much as you do to deliver your vision, and b) that your chosen construction professional has the expertise and proven experience to deliver this.

## What is added value?

This is what the chosen construction professional brings to the table that no one else does. Planning for a new educational building takes valuable resource, not only on your time but also in funds. Dealing with multiple professionals for planning advice, design, project management, construction and numerous trades on site is a full-time job and costly.

It is possible to work with construction professionals who offer all of this as a one stop shop. From receiving experienced advice and submission of successful planning applications to inhouse architects who can design bespoke



buildings and produce construction drawings, to project management of the delivery and build and even the same team on site to complete the external finishings.

The value of this can not be underestimated. Not only does it significantly reduce the number of professionals and trades involved, but it also eliminates unnecessary costs and additional fees.

By adding this value to the relationship, you can rest assured that the build is taken care of from start to finish, and that the demands and distractions from your time are limited allowing you to continue with your day-to-day work.

Affinity, trust and added value are the key components to a successful build. Its not really a secret, but all three combined is what makes the project an enjoyable experience where your vision comes to life.

Modulek are an award-winning design and construction company that specialise in educational buildings for Independent schools up and down the country. With an unbeatable reputation in the industry, and a 100% planning application success rate, they are leading the way for designing

beautiful and bespoke buildings that are unique to each setting and bring to life visions for new teaching environments and facilities.

A highly experienced team of Directors lead the way in a full turnkey one stop shop construction service which is proud to share an affinity with you, be your trusted advisor and add value to your project.

*Modulek's performance aligned perfectly with our aspirations."*

**Headteacher  
West Kidlington School**

*"The staff were a pleasure to work with, their help and support was really appreciated, they are a fountain of knowledge!"*

**School Bursar  
Forum School, Blandford**

*"It was a partnership. The success of the project appeared to matter as much to them as it did to us."*

**Tracy Caveney  
Moon Hall School**

For more information please visit our website [www.modulek.co.uk](http://www.modulek.co.uk) or call 01202 813121