



MCH CAR PARKS

ModuleCo Healthcare

**Your NHS hospital site.
Our car park solution.**
We design and build it.
We manage it.

**We share
the revenue
generated.**



TRY OUR REVENUE GENERATOR MODEL

BUILD. FINANCE. MANAGE.

We design, fund, install and manage a modular multi-storey car park on your site - at no cost to the Trust.

You get the benefit of improved access, freed-up estate space, and a monthly or annual income return.

Our modular approach ensures rapid installation, minimal site disruption, and flexibility - delivered with no capital outlay required from the Trust.

We handle everything.
You unlock long-term value.

PARKING + EXTRA INCOME

We work in partnership with leading design and construction experts, combining best-in-class engineering with our healthcare sector knowledge to deliver tailored solutions that meet NHS priorities.

1

PLANNING

Collaborative feasibility studies, site reviews, and stakeholder workshops tailored to Trust needs.

2

MODULAR DESIGN

Layouts optimised for space, traffic flow, safety, and aesthetics - compliant with planning and NHS access standards.

3

FINANCE AGREEMENT

Finance options that avoid upfront capital spend while offering off-balance sheet treatment and VAT recovery where applicable.

4

RAPID DELIVERY

In collaboration with experienced delivery partners, we bring proven expertise in healthcare infrastructure and minimised disruption.

5

INCOME RETURN

A portion of the parking revenue - pre-agreed annual income is returned directly to the Trust - helping to fund core services, future investments, or estate improvements.

NO CAPITAL REQUIRED

Eliminate the need for upfront investment, easing financial pressure on NHS budgets.

REVENUE COMPLIANT

Fully aligned with NHS revenue and procurement frameworks to ensure seamless approval.

MANAGED BY MCH

All car park maintenance and day-to-day management are handled by MCH's dedicated team of experts.

FAST DELIVERY
6 MONTHS
FROM ORDER

QUALITY ASSURANCE

ISO 9001 (2015) accredited and all projects are audited and follow strict QA procedures.

SPEED OF SOLUTION

Vastly reduced build times compared to other methods.

SUSTAINABILITY

The framework is designed to be unbolted and is 100% recyclable. The planks can be uninstalled, lifted and re-purposed to new projects.

By relocating surface parking into a multi-storey format, our solution unlocks valuable land for new hospital buildings, diagnostics centres, or emergency infrastructure.

www.modulecohealthcare.co.uk

MODULAR SOLUTION YOUR NHS CAN TRUST

Modular Approach

Our modular approach ensures rapid installation, minimal site disruption, and long-term flexibility - with no capital outlay required from the Trust.

Turnkey Multi-disciplinary Design

Full end-to-end public health design — with Principal Designer duties under CDM regulations. Projects scale from single beam design (~£1k) to large multi-million-pound car park developments.

Feasibility & Project Management

Feasibility studies include conceptual layouts, cost benchmarking (capital vs life-cycle cost trade-offs), alternative structural systems, access/egress planning, EV charging integration.

MEP, Security, EV & Fire Systems

Full mechanical system design: ventilation and extraction ducts with pollution/fire fume management, mechanical cooling for underground car parks. Electrical: coordinated lighting design, CCTV/security, AV signage, ANPR systems ready integration (e.g. APCOA/ANPR), EV charging infrastructure planning. Fire safety design: structural fire loading, smoke management, fireproof membranes, materials compatibility, emergency egress routes.

Surveys & Structural Testing

Structural tests include load testing, crack monitoring, non-destructive evaluation; uses advanced equipment (load cells, sensors) that feed into engineering diagnostics.

Advanced Testing & Data Integration

Equipped with crack gauges, load cells; use sensors to monitor movement, moisture, chloride ingress. Reports integrated into Reportal® - dashboard with data, trends, recommended interventions, cost implications.





MODULAR MULTI-STOREY CAR PARK SOLUTIONS

CASE STUDIES

1

NEW-BUILD MSCP, MAIDSTONE AND TUNBRIDGE WELLS NHS TRUST TUNBRIDGE HOSPITAL

Delivered a modular, multi-storey car park extension for Tunbridge Wells Hospital in response to acute parking demand. Features include precision-engineered steel frames, pre-cast TT deck planks, and custom ramp designs to integrate with existing layouts and hospital operations.

Completion occurred in a matter of months, minimising disruption while freeing critical land for clinical expansion – all delivered with zero upfront Trust capital. Expanded parking capacity and generated new income, enabling the Trust to reinvest revenue into frontline services.

2

NEW-BUILD MSCP, MAIDSTONE AND TUNBRIDGE WELLS NHS TRUST MAIDSTONE HOSPITAL

A purpose-built modular MSCP, installed in under six months near Maidstone Hospital. Tailored to NHS needs: DDA-compliant access, clear wayfinding, and EV-ready provisions were integrated into the design.

The structure is fully demountable and reusable, enabling future reconfiguration as hospital needs evolve. The Trust receives ongoing income from parking, with financial modeling that includes VAT recovery and off-balance sheet benefits.



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