

H I V I Z

Southern Construction Framework News

ISSUE 3
Winter



- Spotlight
- Supporting skills, localism & sustainability
- Latest news
- Events, Awards, Workshops



Welcome...

to the third edition of HI VIZ.

This publication brings you the latest news from the Southern Construction framework (SCF), including features from the South East, South West and London Construction frameworks. It also provides current industry news and updates on events, awards and workshops. Our aim at SCF is to bring you the very latest and most relevant information.

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Spotlight

SCF Market Intelligence – Understanding, influencing and reacting to market demands

Over the last two years, the construction industry has seen unpredictable market pricing, restricted availability of materials and a shortage of skilled labour. In order to better understand the market trends, the Framework has collected data over the past year which may be used to help inform future construction thinking.

The exercise has shown annual cost increases of 5 - 15% over the last year for most packages and a corresponding increase in the number of employees,

lending real credence to this upward trend. The data forecasts this increase to continue over the next year. Some packages such as brickwork, dry lining, and concrete frame, are showing increases above average and up to 30% at extremes, with brickwork being of particular note.

The Framework will continue to monitor these market trends on behalf of all our clients to help them make better informed decisions on design and procurement, and will look to align this information with the pipeline of future projects to help predict any particular problem areas.





Continuous Improvement - Working Groups

Following the launch of the SCF Framework, three Continuous Improvement groups were established with lead contractors:



Pre-construction

Pre-construction - has looked at Lean implementation, including last planner techniques, and has identified some key aspects to improve our processes. SCF will implement the following on all projects:

- Ensure robust package procurement tracking
- Have an identified risk manager and use risk templates,
- Make use of an objective tool for component selection,
- Facilitate collaborative planning at pre-construction with identified lead.

This has now been summarised and agreed in a final group output document.

Hand over and aftercare - has produced a set of promises signed as a charter to provide defect free projects, training programmes, timely Operation and Maintenance manuals, post handover presence, defect recording systems, and dedicated identified responsible manager. The group has also produced a set of agreed timetables for defect resolution as an SCF optimum.

Financial Control group has concluded that there are a range of good processes available, including the Cost Time Benefit sheets. Early conclusions are to embrace a cultural and behavioural changes where contractors will undertake "scope cost validation" at appointment together with client team to undertake initial affordability checks to mutually agree the cost plan. In addition, more consistent use of the Cost Time Benefit as a proactive cost tracker to provide more robust cost reporting, including risk and opportunities. The group is to meet further to develop proposals.

All of these proposals are now being implemented and will benefit the framework and our clients.



Hand over and aftercare



Financial Control

Proactive clients will attract the best project teams

In the last 12 months the volume of construction projects coming to the market has dramatically increased. This is also the case for regional construction frameworks such as SCF.

With the increase in volume projects in the marketplace, contractors increasingly have less spare project teams that they can allocate to projects at short notice.

Here are some tips for proactive clients who want to maximise their chances of getting the best project team:

1. Flag up to SCF as soon as possible any project which you may want delivered via SCF – to alert the market as early as possible to the project
2. Alert the market as soon as possible (ideally more than four weeks ahead) when you plan to commence your mini competitions
3. Carefully set the scope of the project and try not to vary it too significantly
4. Try to adhere to the timescales you have set out for mini competitions and if the timescales need to change give notice of this as soon as you are able
5. Move promptly from MC1 to MC2 and avoid long gaps
6. Inform contractors who is successful promptly following the MC2
7. Be very clear with contractors about the period of time that is available for pre-construction activity
8. Keep the Framework Management Team advised of potential slippage in any stages.

Clients who follow these steps are likely to ensure that their projects receive the level of success they deserve. The maxims of good clear and transparent communication are very important in the current market and clients will benefit from adhering to them.

Please speak to any member of the SCF team about the optimum way of bringing your project to the market.

Devon school delighted with new expansion

A successful scheme to transform facilities at a South Devon school for Devon County Council has received top marks for customer satisfaction.

The project was delivered by The Midas Group after the company successfully won the contract by tendering through the Southern Construction Framework.

Midas Construction, a division of the Bristol-based group - which is one of the largest independent construction companies in the South West - managed the two-phase project to refurbish and upgrade Kingskerswell Church of England School, situated between Newton Abbot and Torquay.

Kingskerswell School currently has 332 children learning in twelve classes. Over the next couple of years the school is set to grow to accommodate 420 pupils, expanding to 14 classes.

During 2015, Midas undertook major building work at the school, which included a new hall, staff room, offices, two new classrooms and an extended outdoor learning area. All works were undertaken within the live footprint of the main school and had to be carefully phased to limit any disruption to the school's safe running. Midas enforced 'Just in Time' deliveries, scheduled to avoid peak school times, and a detailed traffic management plan was implemented to alleviate any access issues for school users.

Midas arranged for a time capsule to be buried by 60 pupils underneath the new classrooms, including project newsletters created by the schoolchildren. Site tours were also carried out for teachers and stakeholders, and regular newsletters were provided.

The project team received 100% customer satisfaction scores following the completion of the project, with the school highlighting the team's ability to respond quickly to change and act on requests professionally, within the agreed timescales.



The project was delivered ahead of schedule, with excellent compliance and health and safety standards. The site manager engaged with the school throughout the project phases, which built a great rapport with the pupils.

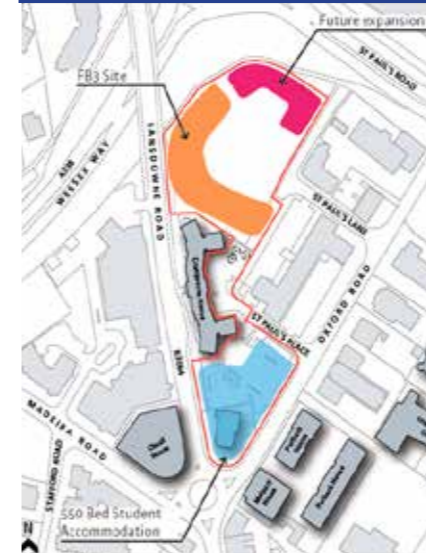
Devon County Council



The most stimulating, challenging, and rewarding flagship academic building!



Project Details



Client

Bournemouth University Lansdowne Campus New Gateway Academic Building

Value

£24.5m - £26m

Size

- 9,760m² of new academic space
- c.550 new build student residences

Project specification

New academic space for the Faculty of Health and Social Sciences

Project completion

Opening 2019

The SCF is working together with Bournemouth University, developing a flagship new academic building on the most prominent arrival site in Bournemouth by rail and car. The project will provide a gateway to Bournemouth University and the principle academic facilities at the University's Lansdowne Campus.

The building will provide academic facilities for the Faculty of Health and Social Sciences (HSS). It will be accessible to students and have associated external works and landscaping which will include parking provision, junctions to adopted highway, bus stop provision, as well as consideration of, and planning for, a second academic building plot on the site to be developed at a later date.

The University's preferred site is St Paul's and land acquisition negotiations are nearing completion

Integrating best practice

The University aspires for the development to embody best practice in design for wellbeing and to showcase the academic endeavour of the Faculty. The project team will be required to work with stakeholders to develop such proposals. As a minimum, the development must achieve a BREEAM rating of Excellent and an EPC rating of A. However, an assessment will be made to determine the value and benefit of achieving BREEAM outstanding. The building will be operational in 2019.

Building a sound future - A concert hall to rival the world's finest



SCF is delighted to be involved in such an iconic project, helping to deliver something that will be so heavily used by charities, schools and the community.

The St George's Concert Hall is a charity (registration number 295178) dedicated to promoting high quality music to diverse audiences. St George's do this by offering the best classical, jazz, blues, folk and world music, as well as family concerts and talks.

Building a sound future will secure St George's role as a world class performance venue, preserving, extending and enhancing their central Bristol home and transforming the visitor experience.

A key feature of the development is a bold new extension built within the surrounding garden of our main building, designed by award winning architects Patel Taylor.

“ **St George's is the most wonderful place to perform: the acoustics unrivalled, the audiences hugely enthusiastic, the architecture exquisite.**

Michael Morpurgo OBE



Key features of the plans include:

- ✓ Creating new and inviting entrances
- ✓ Enabling full and unhindered access to the hall for the first time
- ✓ A strikingly designed new garden-facing cafe/bar
- ✓ New foyer, box office and flexible multi-purpose spaces
- ✓ Improved backstage facilities for artists and staff
- ✓ New lettable spaces for workshops, education, performances, and private hire.
- ✓ New gallery space for permanent and visiting exhibitions
- ✓ Greatly improved cloakroom and toilet provision
- ✓ Restoration and opening up of the 19th century gardens

The project has attracted a wide range of funding including contributions from the Arts Council and The Heritage Lottery Fund.

New addition to the SCF Team!



Name:
Mike Borkowski

Job Role:
Framework Development Manager - Exeter

Our latest addition to the SCF team is Mike Borkowski, who joins as our new Framework Development Manager based in Exeter. Mike has over 25 years construction experience, working at all levels of the industry up to Director level, as well as having spent many years providing business consultancy, interim management and bid support services.

Mike is passionate about collaborative working, social value and promoting employment and skills, which should prove an excellent fit with the philosophy of SCF. Having been personally involved in many partnering and framework contracts, we hope Mike's practical experience will help continue to deliver improvements to our framework.

Mike has very robust experience having carried out work as client, contractor, sub-contractor and consultant – giving him a rounded and balanced view of the industry. Mike will be working closely with both clients and contractors to ensure that SCF remains the region's framework of choice.

What's new in the procurement industry?

Fourth quarter slowdown 'cause for concern'
www.theconstructionindex.co.uk/news/view/fourth-quarter-slowdown-cause-for-concern

Smaller building firms across the country saw their workload growth rate dip towards the end of 2015, indicated by the Federation of Master Builders' (FMB) latest state of trade survey.

Engaging with education
www.goconstruct.org/en/information-for-employers/employers-engaging-with-education

The construction industry will need to reach young people if it is to keep growing and hitting higher standards in the future. In a competitive jobs market, you'll also have to get them interested in construction careers earlier.

Supporting skills, localism & sustainability



Community Regeneration

One of the eleven contractors on the SCF Framework is Willmott Dixon who actively promotes community engagement and investment. The contractor recognises that during the construction process, local communities are their neighbours and that after completion they are stakeholders in those buildings.

This in their eyes leaves an opportunity to enhance people's lives and leave a lasting legacy.

The SCF has provided a platform for them to take social impact up to the next level. Strategically, Willmott Dixon Construction has established a Social Value Team led by Chris Harrison at board level, with Richard Pickett as Head of Social Impact, Ben Silsby as Community Engagement and Apprenticeships Manager, and a support team as part of every project. The team works closely with the contracting authority and other project stakeholders to identify local social concerns and build a strategy to offer maximum social, economic, and environmental impact. Delivering outcomes throughout the project and long before the diggers even arrive at site, the aim is to leave a legacy of a more empowered and skilled community, targeting socially driven, local concerns.

Richard and Ben have established strong relationships with partners across all SCF lots. Through these partnerships, WDC is able to offer support and solutions to local authority corporate parenting initiatives; they help to change negative perceptions of the construction industry and inspire young people in schools and colleges, and provide opportunities for ex-offenders and former substance abusers. The partnerships also allow WDC to further grow their own successful apprenticeship programme, benefiting from the enthusiasm of these young people and offering genuine, lifelong career opportunities.

“ I spoke to the apprentice on his phone to see how he was getting on... I was a little worried that I might not get too much from him as (in my previous experience of him) he can be fairly quiet... well not anymore! WOW! What a difference in a month. His confidence seems to have grown massively! His line manager had all good things to say about him: punctual, courteous, enthusiastic, not afraid to muck in, fits in the WD way of working and is making friends with no problem as he's paired up with one of your management trainees.

Sam Page



Danny Corley, Framework Director at Willmott Dixon explains “The SCF has pushed the boundaries and we have become stronger because of it! A framework target of 5 Technical Apprentices per year felt challenging if not impossible, until we truly understood ‘why’ we were being asked to employ apprentices and a structure could be developed around it.



The ‘why’ for us is as follows:

- It is a good thing to provide work opportunities for young people
- Not all young people want to go to university
- Where is the industry's next generation going to come from?
- We can provide a pipeline of young people who can join our management training programme
- Our people want apprentices in the business
- The pride felt when developing a young person.

The structure

1. Supported and driven by the Managing Directors of each local construction office
2. Created a Director responsible for apprentices
3. Created a central team to support, manage and coordinate the apprentices
4. Created strong links with the Shared Apprenticeship Scheme providers
5. Trained our people to mentor the apprentices
6. Ensured the SAS apprentices are treated as Willmott Dixon people.

Incentivise

- Each apprentice is inducted at head office and treated as an employee of Willmott Dixon
- A rucksack including PPE and an iPad is presented to the apprentice
- The MD personally meets with the apprentice
- We pay all apprentices the same
- We pay the travel of the apprentice
- We provide a structured learning environment that complements the SAS's
- The apprentices are invited to all company meetings
- We provide a future and a vision for the apprentices.



In the ten years I have been with CITB this morning's review is probably the best review I have been involved with from the perspective of the apprentice feedback on his learning.

Mark Pope



The key to our success is simple and we are not afraid to share our strategy, because the industry needs more apprentices. But before it is thought that you simply copy the above, a culture of support, inclusion and vision must be in place. This is not a box ticking exercise, but an investment in the future that must be supported from the very top...

Before embarking on the apprentice journey understand why you want to employ an apprentice, gain the support of your Board and create a dedicated team that provides the support and structure needed for a young person coming in to the construction industry. It is only then that apprentice employment will be a success. We believe they are an investment in the future of construction, and as such they play a vital role in our business.”

Events - Awards - Workshops



Meet the buyer, Bristol

Over 130 subcontractors attended a Meet The Buyer event, organised by the SCF Lot 1 framework contractors, in Bristol on 27 January. Delegates and contractors hailed the event as a great success and not just because of the excellent bacon rolls!

Formal presentations were made by Jon Williams, SCF Framework Manager, Graham Kingdon, BAM and Emma Norton, South West Shared Apprentice Company, followed by networking with representatives from the ten Lot 1 contractors. Graham Kingdon, Framework Director at BAM, said "It was a fantastic opportunity to engage with the local supply chain and we look forward to developing relationships with the new subcontractors we met today."



London Construction Programme conference

February kicked off with a formal launch of the London Construction Programme (LCP) major works framework at Kensington and Chelsea Town Hall.



The event was hosted by David Mulford from LB Haringey and saw 200 participants from London local authorities and the local construction industry involved in an interesting and varied day. LCP was developed alongside the Southern Construction Framework (SCF) to jointly offer the London public sector a broader range of framework based major works procurement options.

Keith Heard from SCF led break out sessions, discussing the two stage procurement process. There were also very active discussion groups on the implementation of BIM and application of Soft Landings. The general view was that the day was very successful in creating an increased awareness of the LCP and SCF procurement options available to the public bodies across London.

Save the date!



Meet the Buyer - Winchester

This event is being organised for the framework by Kier and Wates, provisional date is 23rd March. In the mean time, to request an invitation please contact Julian Smith, Kier - (Julian.smith@kier.co.uk) or Neil Channon, Wates, (neil.channon@wates.co.uk).

More for your money - SCF Regional events:

- Find out more about the two stage open book process and how we can make it more effective
- How SCF delivers social value (eg Apprenticeships, local employment, SME engagement, fair payment and community engagement) and what more we can do?
- The changing construction market place
- "The budget cannot be wrong" – the science of financial control and much, much more.



South West: Exeter 0900 - 1100



South East: Winchester 0900 - 1100



London: Kensington / Westminster (TBC) 0900 - 1100

Contact us:

For more information or to book your place, please contact us today.

E: info@southernconstructionframework.org.uk
T: 01962 845942



Third national construction conference – skills



The third national construction conference was held at Local Government House, Smith Square, London, which brought together a number of keynote speakers and case studies, and offered learning and networking opportunities for council procurement and construction officers.

The conference was a complete success and was well attended. SCF Regional Manager, Edward Currie was one of the guest speakers, who gave a presentation on - employment and skills in construction and the collaboration between SCF and the Shared Apprenticeship scheme.

It was also an opportunity for delegates to network and to obtain a better understanding of the strategy recommendations PAS91, BIM, standardising procurement documents to make the most of existing frameworks.

Book your place to find out how you can benefit from the Two stage open book workshop!

SCF are continuing to deliver workshops, discussing the benefits of two stage open book procurement. The workshops enable both clients and consultants in the southern region to understand the full potential of the framework. This has provided an excellent opportunity to debate the government's construction strategy new models of procurement with fellow professionals, adding to your, and your team's knowledge, skills and success.

The framework has been developing the two stage open book approach for over nine years, and has made the link between high performance and speed with the safe and value-added delivery of public body procurement. The workshop can be counted as CPD training and is open to:

- ✓ Consultants with responsibility for managing building and programme projects.
- ✓ Public body leaders from legal, procurement and estate departments.
- ✓ Managers who would like to use the workshop content to take back to their organisations to develop or add to their in-house construction procurement strategy.
- ✓ By the end of this free workshop delegates will have two hours of CPD and a better understanding of two stage open book and know-how consultants can achieve the best results.
- ✓ Team Integration.
- ✓ The early engagement of supply chains.
- ✓ Integrated design and procurement.
- ✓ Managed joint cost and risk.

If you wish to find out more about the next workshop near you or would like to arrange a workshop at your office, please contact us today.



Contact us to book your place:
E: info@southernconstructionframework.org.uk
T: 01962 845942

The Central framework Management Team based at Winchester offices of Hampshire County Council:

SCF Team:

Tel: 01962 845942

Email: info@southernconstructionframework.org.uk



The Regional framework Management Teams for each lot are based as follows:

Lot 1

Construction Framework South West (CFSW)

based at Devon County Council in Exeter:

Tel: 01392 382444

Email: cfswadmin@devon.gov.uk



Lot 2

South East 7 (SE7) represented by Hampshire

County Council in Winchester:

Tel: 01962 845942

Email: scfadmin@hants.gov.uk



Lot 3

London (LCP) based at offices of Haringey Council:

Tel: 0208 489 1073

Email: LCP@haringey.gov.uk



Contact us:

For more information about how the framework could help you with your construction plans, please contact the team.

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