

The story of
a ground
breaking
framework...

Procurement Hub Major Projects Framework



2018 - 2022

The story of a ground breaking framework Let's hear from the Procurement Hub team...

Five years ago, we had an idea to create a construction framework like no other. Not only did we want to make it simpler and more flexible, but we wanted to build it on certain core values; trust, collaboration, and honesty.

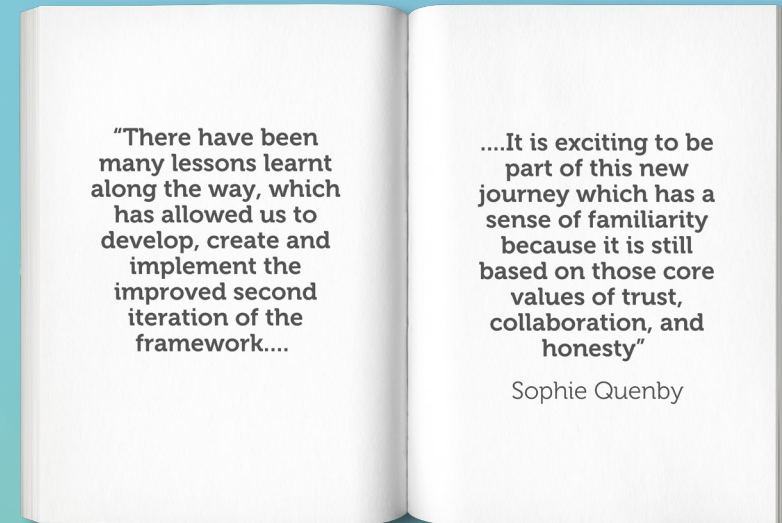
The success of MPF1 has been down to the hard work and commitment of many people, but more than that the drive to work together has been paramount in making this work. Knowing that the relationships built between Procurement Hub, Willmott Dixon, Robertson, and Farrans have been based on those core values is a great achievement for the framework.

It has allowed us to offer a service to our customers based on honesty and integrity which is unrivalled. There has always been a real sense of team throughout the last four years. Everyone works together and everyone is important.

Having that vision in our mind all those years ago and then watching it come to life has been an incredibly proud moment for me. That said, there have been many lessons learnt along the way, which have allowed us to develop, create and implement the improved second iteration of the framework. It is exciting to be part of this new journey which has a sense of familiarity because it is still based on those core values of trust, collaboration, and honesty.

Sophie Quenby

Head of Consortium Services, Procurement Hub



The Procurement Hub Team



Alan Heron
Director of
Procurement
at Places for
People



Sophie Quenby
Head of
Consortium
Services at
Procurement Hub



Louise Dodds
Client
Relationship
Manager
(North &
Scotland)



Clare Moore
Client
Relationship
Manager
(London, South
& East Anglia)



Andrew Peck
Client
Relationship
Manager
(North West,
Midlands)

The story of a ground breaking framework The Major Projects Framework (MPF)

Well, what a four years we have had! We celebrate every project delivered through the Major Projects Framework (MPF) from our first to our last. It has been a tremendous effort from all of the team and our delivery partners, Robertson and Farrans. Our partnership and relationship with the Procurement Hub team has flourished allowing us to continue to grow, astonish our customers and innovate in all that we do. A truly collaborative journey which has trust at its heart and an unrivalled commitment to quality customer service when procuring works with us.

I would personally like to thank all our people, partners and customers for making this first four years on the framework a huge success and we can't wait to continue on this journey with Procurement Hub in the next iteration of the framework. I hope you enjoy reading this review and we look forward to updating you on progress with Procurement Hub Major Projects 2 Framework in the coming months and years.

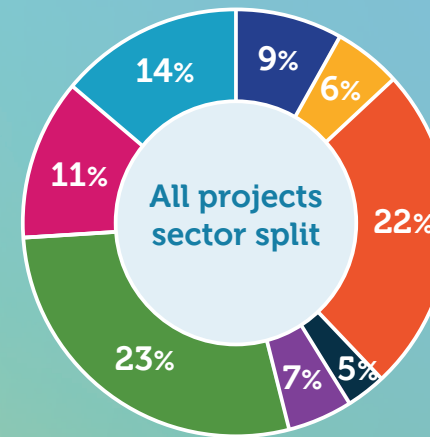
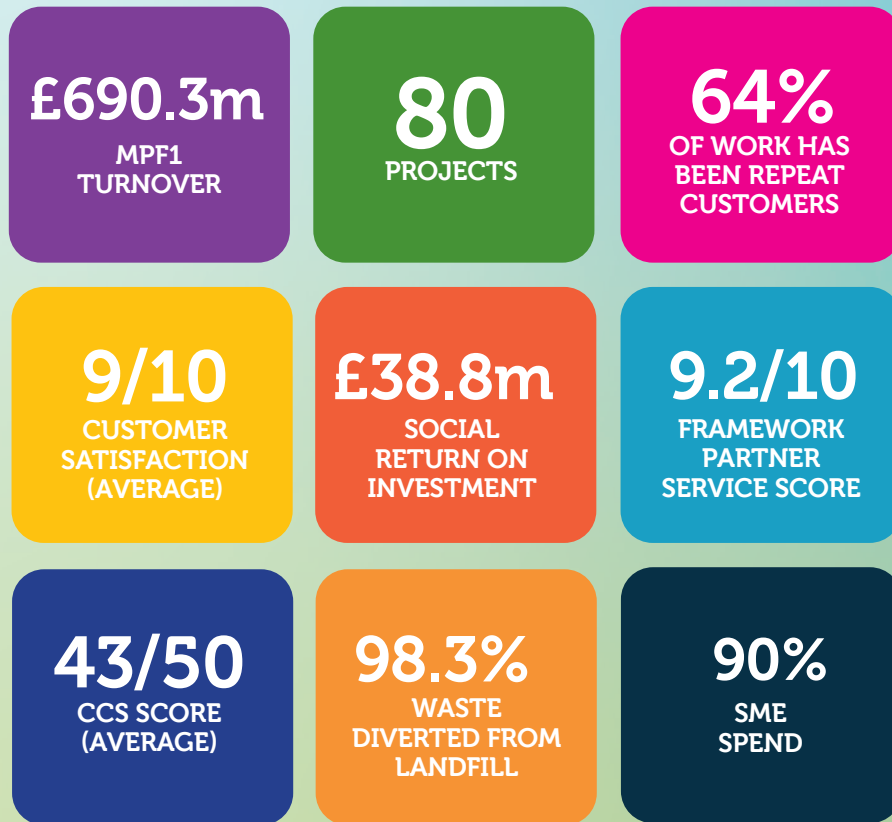
Nick Mennell

National Procurement Hub Framework Manager



The story of a ground breaking framework The Major Projects Framework (MPF)

Sector Spend



Interiors

Procurement Hub's Major Projects Framework 1 provided the platform for the Willmott Dixon Interiors business to engage collaboratively with a variety of public sector customers from Local Authorities to NHS Trusts, delivering outstanding outcomes. The flexibility of the framework is attractive to our customers, along with KPI's which focussed on responsible procurement, localism as well as commercial checks and balances throughout the process. We're proud to have delivered projects for the NHS during the most challenging of times of the Covid-19 pandemic, supporting efficient staff and patient/service user pathways and projects for Local Authorities that bring together communities.



Joshua Armstrong
Framework Manager
London and South



Jolene McLaren
Framework Manager
Midlands and North

19 projects delivered/onsite

£80m total project value



East Sussex Healthcare NHS Trust Conquest Hospital

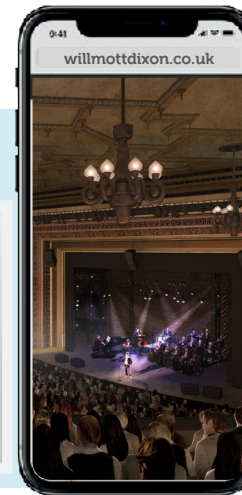
Willmott Dixon Interiors completed the £2.7m re configuration of existing spaces within Conquest Hospital's Emergency Department and Emergency Paediatrics Department. The re-configured space has delivered new clinical and non-clinical space and formed part of a wider strategy to care for Covid-19 positive in-patients. This includes providing the ability for the Trust to run a Red (Covid) and Green (non-covid) route through the hospital to implement neighbouring Covid and non-Covid wards without cross contamination, increasing infection control.

Value: 2.7m

Status: Completed

"The new area after refurbishment is amazing. It will make a real difference to the quality of life for staff and the quality of life for patients"

Dr David Walker, Medical Director & Consultant Cardiologist



London Borough of Waltham Forest EMD Cinema, Walthamstow

The £20m refurbishment of Walthamstow's Grade II* listed former EMD Cinema into a multi-purpose entertainment venue and cultural hub project. Our specialist team will transform the existing building into a 1000 seat live performance venue with restaurant, cafe and bar areas. Historic features such as the Ziggurat ceiling and heritage arches originally designed by Architect Cecil Macey, will be restored. The restoration works will bring the derelict building back to contemporary standards allowing for better ventilation, cooling and weather tight exterior. The project will also deliver an education and community hub for schools and local community groups to use.

Value: £20m

Status: On site



St Michael's Hospital, Warwick Rosewood Terrace

Willmott Dixon Interiors has revamped Rosewood Terrace, an inpatient mental health rehabilitation unit at St Michael's Hospital in Warwick, on behalf of Coventry and Warwickshire Partnership NHS Trust. The two-storey building has been refurbished on the ground floor to deliver modern facilities for patients.

Internal doors and lighting have been replaced, sanitary ware has been upgraded and new external windows have been installed. In addition, new vinyl flooring has been laid, all ventilation grilles and radiator covers have been replaced, and the building has been redecorated throughout.

Value: £1m

Status: On site

Alongside the refurbishment of the hospital, our team volunteered to deliver services to local charity Zoe's Place, which provides palliative, respite and end of life care to babies and infants. The charity's sensory room in Easter Way was completely redecorated including new modern vinyl.

Wales & West

MPF1 has seamlessly aligned to the customers desires for a dynamic, flexible and responsive route to market. It started gently and has since grown in strength across a number of key customers, some new and some existing and has provided a platform to continue the momentum and deliver amazing outcomes.



Nathan Howells
Framework Manager

6 projects delivered

5 projects onsite/
pre con

£124m+
total project value



Gloucestershire Constabulary The Sabrina Centre

The refurbishment of The Sabrina Centre, an existing office building for the Police Learning and Development Centre on a former nuclear power station site. The 3000m² building houses an IT suite, a lecture theatre, classrooms and a fitness centre. This was the first project delivered for Gloucestershire Constabulary with a second now on site. (See below)

Value: £4.4m

Status: Completed

"As Policing Minister, Kit Malthouse MP said at the official opening - 'It's a knockout, it's like a palace. A nice fresh, clean space. It shouts education, training, quality' - and I couldn't put it better myself."

Martin Surl, Police and Crime Commissioner

Gloucestershire Constabulary Bamfurlong Operational Hub

The project will bring all of Gloucester Constabulary's operational units together in one place for the first time. The new facility will provide a fit-for-purpose, modern environment for the constabulary's officers and staff. Our team developed a close working relationship with the customer on the previous project, The Sabrina Centre, which has continued on this project.

Value: £12.8m

Status: On site

"The Gloucestershire police projects which I was involved with, represented successful projects through MPF1 which re-developed the operations base at Bamfurlong between Gloucester and Cheltenham, to create a new operational hub building, along with kennels and stables."

Andrew Peck, Client Relationship Manager at Procurement Hub

100%
customer satisfaction score

99.5%
waste diverted from landfill

The Friendship Cafe



During our work on The Sabrina Centre, Berkeley, we refurbished The Friendship Cafe. The Cafe is a community hub which supports young people, children and families from inner city and surrounding areas of Gloucester. Users of the centre are from diverse backgrounds. The centre offers equal opportunities to those who attend to learn, grow, socialise, develop skills and gain a wealth of support that is on offer.

When we first visited the ageing building with Gloucester Police, we decided that the main hall required total renovation, which would enable the cafe to raise money from room hire to the wider community. Working with our supply chain partners, Ian Williams Carpentry, Smiths of Gloucester and RB Flooring, we led the demolition of a DJ booth, assessment, removal and disposal of asbestos, removal and of carpet, renovation and finishing of timber flooring.

The hall refurbishment has allowed the Friendship Cafe to host more events, which has subsequently increased revenue for the charity, they were able to utilise the hall for essential services such as food distribution during Covid-19 pandemic and also served to safeguard the staff during the removal of the asbestos from the building. Going forward, we are continuing our link with the Friendship Cafe so we can continue to support the work that they do.

Central South

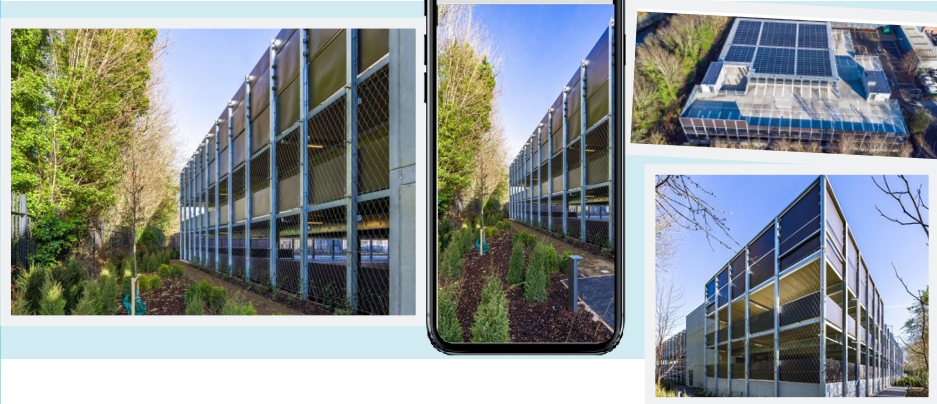
A big welcome to Elliott who has recently taken over in Central South and is off to a cracking start. He has supported the team in successfully delivering Vaultex multi-storey car park and has some exciting things in the pipeline to come on the new framework, watch this space!



Elliott Talbot
Framework Manager

1
project delivered

£6.1m
total project value



Winchester City Council Vaultex Multi-Storey Car Park

Willmott Dixon's team of car parking superstructure experts were appointed by Winchester City Council for the design and construction of a new-build 287 space multi-storey car park on the site of the old Vaultex warehouse facility, adjacent to Bar End Road Park and Ride. The site is opposite the Winchester Sport and Leisure Park project.

The structure includes 800 square metres of roof-mounted solar panels, generating enough power to charge the 16 electric vehicle charging points as well as the lighting, lifts, CCTV and other electrical systems in the building. Further EV charge points can be added as demand grows further underscoring the council's commitment to encouraging alternatively-fuelled and low-carbon modes of transport.

Value: £6.1m

Status: On site



Click here to see more on the project:

<https://www.youtube.com/watch?v=gtGIUkA5410>



£33,763

invested back in to the community through employability programmes, school visits, building lives training academy, working with charities, food & clothes bank donations and more..



100%

local spend within 40 miles of the project postcode



9.1/10

customer satisfaction score from client, Winchester City Council

800m² of PV panels

115 new trees planted

92 plant species planned

400m² of green biodiversity walls

16 new electric vehicle charging points

"MPF1 has been a great success in the South of England with numerous projects commencing and completing and some still progressing. I have had great pleasure in assisting our members in contracting with Willmott Dixon on some amazing projects and in some cases members have used the Framework on a number of occasion due to its ease of contracting and value for money, along with the excellent work that Willmott Dixon and their subcontractors do. ."

Clare Moore, Client Relationship Manager (South) at Procurement Hub

Midlands

MPF1 provided our customers with a fresh, simple and transparent procurement solution across the public sector. It started strongly in the Midlands with Springfields, providing mixed tenure extra care homes and grew to include Local Authority housing, health care and blue light projects.



Jerry Major
Framework Manager

2 projects delivered

5 projects on site/pre con

£30.5m
project value (inc. on site)

£8,099,451
invested in our communities



A sneak peek inside Springfields Care Home!



EMH Care and Support Springfields Care Home

An extra care facility comprising 65 apartments (53 one-bed units, 12 two bed units) available for purchase, shared ownership or rent. The ground floor of the project will provide an open plan communal space which will provide high quality amenities such as a restaurant, communal lounge, semi-private hair and beauty salon and a launderette. This will be an inclusive environment that brings together people of all ages as there is no age restriction on the facility. Springfields won a Constructing Excellence Award due to its unique design and quality of build.

Value: £13m

Status: Completed



Click here to see more on the project: <https://youtube.com/watch?v=RCVm6BJDio>

During the Covid - 19 pandemic the team at Springfields delivered PPE to various EMH sites in need of supplies.

20 employment opportunities created

45 considerate constructor score

201 weeks of apprentice training

98% local spend within 40 miles

Milton Keynes Council Fairfield Primary School

A two storey extension to the existing primary school and internal alterations to the existing classrooms. The new space has created science rooms, a food tech classroom, a music room, ICT room, art and textiles classroom and a SENco room.

Value: £2.6m

Status: Completed



100%
SME spend



£1,065,388
invested back in to the community

"We are thrilled that our latest extra care development is complete. Together with Willmott Dixon and our other partners, we have created a modern community in the heart of the National Forest, a vibrant place to inspire health and wellbeing. Springfields is unique in that it is an inter-generational scheme, meeting the needs of older residents as well as younger service users who may have physical and/or learning disabilities or sensory needs"

Chris Jones, Executive Director of Development at EMH

"Despite the challenges of COVID-19 being realised during the construction stage of the Fairfields project, Willmott Dixon have managed and mitigated the risk and managed to complete the project early and on budget"

Milton Keynes Council

London & South

In our London & South region we have seen the true reflection of how successful this first iteration of the framework has been, demonstrated by the repeat work that has been delivered through the framework for the one customer. This highlights the Framework and Willmott Dixon's ability to work with and understand the customers requirements are not only met but exceeded. This enables MPF2 to be set to be even more successful than the first. We are excited to see what the future may bring!



David Walter
Framework Manager



Erika Buckenham
Framework Coordinator

3 projects delivered

£38.4m
total project value (inc. on site)

2 projects on site/pre con

£3.6m SROI value



Kent County Council The Skinner Academy

The construction of a mezzanine floor to form two new science classrooms within the existing 'The Skinners' Kent Academy building. This project continued our working relationship with Kent County Council but was the first project Kent procured via the Procurement Hub Major Projects Framework. Sustainable development is a key consideration for Kent County Council and as Willmott Dixon target 0% carbon emissions as a business by 2030, this project has supported our vision, by diverting 100% of its construction waste from landfill.

Value: £1m

Status: Completed

"Willmott Dixon have responded extremely well to the challenges posed by Covid-19 and we have not experienced any slowdowns because of it. I could not fault the professional manner in which the team has behaved, and how they have approached the project, and the speed at which they have moved things along"

Erica Pavlis
Project Manager, Kent County Council

Kent County Council Tunbridge Wells Grammar School for Boys, Seven Oaks

The construction of a 3-storey extension to provide an annex for Tunbridge Wells Grammar School for Boys including fit out of existing shell and core areas. Installation of a mezzanine floor and refurbishment to parts of adjoining Weald of Kent Grammar School for Girls. Works also included refurbishment of their existing hockey pitch.

Value: £13.7m

Status: Completed



41/50
considerate constructor score

9.5
customer satisfaction score

IN THE COMMUNITY...

We supported a 3 part Science Jamboree event in the South East. The three sessions covered: Future me, Role in Construction and concluded with a bridge building exercise to highlight the importance of team work.

56 students from Canterbury College attended our Virtual Work Experience programme to gain some insight and knowledge about the Construction Industry and decide whether it is a career they would consider. Some of the students followed on from their placement with a visit to the Tunbridge Wells site to further build on what they learnt on their virtual work placements.

North

Welcome to the North! With such a dedicated team we have seen some amazing projects delivered through MPF1 across all three of our sub regions and covering an array of sectors. We have several jobs still on site with lots more in the pipeline for MPF2. Our Social Value team in the North continue to do some fantastic work in our communities, they have really made a positive difference to the lives of those they have supported from primary school children through to local community groups and apprentices on our sites. A fantastic example set which we are looking forward to continuing on MPF2 with some exciting plans in the pipeline.



Mark Pheasey
Framework Manager

2 projects delivered

£145m+
total project value (inc. on site)



T-Level Industry Placement Students on site at Upperbanks!



Year 8 students from St Anne's Academy came for a tour of our site at Upperbanks for their final session with our team.



The team at St Luke's Primary running a jubilee themed 'buggington palace' bug house building sessions with year 3.



Rochdale Borough Council Upperbanks

This project is the second phase of the Rochdale Riverside Master plan. Works include the build of a 146 bed Hampton by Hilton hotel and two build to rent apartment blocks comprising of 242 apartments.

Value: £60.6m
Status: On site

"Our Framework is so much more than its delivery, it is being part of bringing people back to the heart of what it is all about. Employing local people as sub-contractors supports the prevention of local economic leakage"

Louise Dodds, Client Relationship Manager at Procurement Hub

IN THE COMMUNITY...

We delivered a 4 part 'Diversity in Construction' programme to 25, year 8 students from St Anne's Academy. For the final session, the students visited site for a tour of Upperbanks.

We welcomed staff from St Anne's Academy to Upperbanks for some professional development work experience. The teachers became pupils for the day to learn all about bricklaying.

We've been working with Rochdale Borough Housing for several months, helping to develop Spotland Community Centre Garden into a more functional and pleasant space for the community centre to utilise. In July, we volunteered to help paint the fences, walls and planters, and also donated the masonry paint and tools needed.

The development of a
Dementia
garden at Rochdale Hospital



100%
project spend is with SMEs

West Yorkshire Combined Authority Halifax Bus Interchange Station

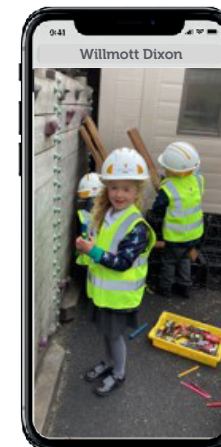
A transformational new bus station providing better quality facilities for passengers, including improved customer access point and information, better quality cycle parking, a single passenger concourse, real-time bus and rail information and larger retail opportunities.

Value: £14m
Status: On site

GOING GREEN!

Alongside improved passenger facilities and better access, the new station includes environmentally friendly features such as enabling the future introduction of electric bus charging points, cycle parking and solar panels, as well as a living roof complete with plants. Overall, the scheme will deliver more green space as well as other environmental benefits.

A West Yorkshire Green Jobs Taskforce has also been set up to deliver a key pledge of creating 1,000 green job for young people. Willmott Dixon are supporting this by creating sustainable employment opportunities both in house and with the supply chain working on the project.



The site team created a 'construction playground' at local Salterhebble Primary School, this is to enhance the early years curriculum topic of 'construction'

London & East

MPF1 saw the Grange Paddocks project delivered ahead of programme and within budget in the midst of the Covid-19 pandemic which was a huge achievement and a testament to the team behind the project. The successful completion of this project led to a further two projects now on site. We look to the future of MPF2 with a positive mind-set and some strong relationships which have equipped us in taking things to the next level.



Mike Page
Framework Manager

1
project delivered

3
project on site/
pre-con

£46.9m
total project value (inc. on site)



East Herts Council Grange Paddocks

With work delivered during the unprecedented circumstances of the Covid-19 pandemic, we replaced old leisure facilities in Bishops Stortford which were no longer fit for purpose and commercially unviable due to significant maintenance costs. The new Grange Paddocks Leisure Centre provides an extensive array of wet and dry fitness facilities whilst enhancing its park setting. The new sports centre comprises of an eight-lane 25m competition pool, a large teaching pool with movable floor, spectator area with 200+ seats, family changing village and group changing facilities for schools. This building also includes a 150-station gym with spin and fitness studios, a cafe and a multi-purpose space.

Value: £21.8m

Outcome: Completed

£2,472,500
invested in the community

43/50 Considerate Constructor Score

99% Project spend is with SME's

5 Students from Harlow College received ongoing 1-2-1 mentoring support

"It really has been nothing short of remarkable to witness the fantastic new building being delivered so far ahead of programme despite Covid, Brexit and numerous other issues"

Emily Coulter Project Manager, East Herts Council



Rain water used for pool testing



Water harvesting system used for office toilets



100%

waste diverted from landfill



Grange Paddocks goes for GOLD!



Grange Paddocks has just been voted the 'Best Public/Community Building' in the Local Authority Building Control (LABC) Building Excellence Awards. The new leisure centre will now go through to the national finals in January 2023. The awards focus on the very best in technical innovation and construction delivery, helping to raise the level of construction quality across England and Wales. Read more here:

<https://www.eastherts.gov.uk/latest-news/2022/grange-paddocks-scoops-regional-building-award>

Robertson

(Serving Scotland)



Since the framework commenced in May 2018, the Major Projects Framework allowed Robertson to offer customers the flexibility to quickly and collaboratively develop solutions to achieve cost and programme certainty throughout the process.

Major Projects rapidly emerged as a key procurement solution for all our customers to transparently and compliantly develop and deliver their projects as one team.

Social and local economic investment contributed towards Procurement Hub's ethical procurement principles.



Kevin Stewart
Framework Manager
Robertson Construction

14
project delivered

20
project onsite/pre con

£375m
total project value (inc. onsite)



Aberdeen City Council Aberdeen Early Years Nursery Programme

Under the Scottish Governments 1140hrs ELC expansion, Aberdeen City Council (ACC) obtained grant funding to improve facilities across the city. ACC engaged Robertson to collaboratively design and deliver all projects to meet funding and delivery deadlines. Robertson and ACC built a strong, transparent relationship, working as one team, including seconding two Robertson members within the ACC offices to help identify design and procurement efficiencies to meet the budget. All costs saved were reinvested back into the projects, further enhancing the nursery children and staff experience, offering new high-quality early years facilities accessible to all, incorporating innovative outdoor learning settings, including embracing two of the city's public parks.

Value: £25.2m

Status: Completed

42/50
considerate constructor score

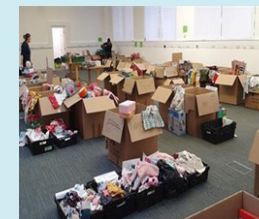
95%
spend within 40 miles of the project

IN THE COMMUNITY

The Instant Neighbour's 'Giving Tree Appeal' charity has been operating for over 25 years supporting children all over the North East of Scotland, with the aim that no child goes without a gift on Christmas morning.

We supported this charity through collecting, sorting, labelling donations to be packaged and then delivered.

It was evident that there was a real community spirit within the charity and the Robertson staff added to this with our continued energy and commitment.



Scottish Enterprise, Dundee City Council and Michelin Michelin Scotland Innovation Parc

MSIP is an ambitious joint venture that is driving innovation in the Scottish economy and addressing the global climate emergency, as well as securing jobs and the long-term future of the site. Completing roads and steam infrastructure projects has paved the way for an incubator building for small businesses and an accelerator lab for training students in renewable technology. An innovation lab is set for completion in 2023, to be followed by the site's flagship innovation hub.

Value: £20m

Status: Completion Summer 2023

99.9%
waste diverted from landfill

99.9%
total spend with SME'S

78.9%
local labour within 40 miles of site

73.9%
local spend within 10 miles of site

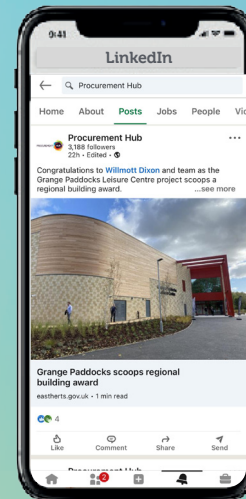
Social Statistics 21-22

Media



38 press articles that mentioned WD and PH	52% increase on coverage from the previous year
30 positive articles, 8 neutral and 0 negative	3.1m potential audience reach
£28.7k advertising value equivalent for our coverage	

LinkedIn



16 posts from Willmott Dixon's LinkedIn channel that mention WD & Procurement Hub	123.8k impressions
Our highest performing posts were:	
Grange Paddocks Leisure Centre Handover 27.3k impressions 330 likes/shares/comments	Rochdale Upperbanks Appointment 17.3k impressions 252 likes/shares/comments

Website



702 visits to dedicated Procurement Hub page on WD website	8 Procurement Hub case studies featured impressions
7.4k views across the Procurement Hub projects	

Driving MPF2 with innovation & collaboration

As we celebrate the successes of MPF1 we can strive to exceed our commitments and customer experience to make this iteration of the framework stronger than ever having been selected as partner for lot 2 England & Wales.

We have already made a great start to MPF2 with continued work with our repeat customers. With the inclusion of increased services allowed to be procured through this vehicle we are delighted to see engagement with our Development Services team unlocking the potential regeneration opportunities, building communities of the future. The early engagement on offer through this framework allows us to embed meaningful, thought provoking, innovative and challenging conversations built on trust with collaboration at its core.

We are excited to continue this journey over the next 4 years with the potential for an additional 2 year extension taking us to 2028.

ideasHUB

Insight ♡ Inspire ♡ Innovate

We are using thought leadership debates to drive early conversation

Here is an example of the topics covered so far:

- Modern methods of construction
- Town centre regeneration
- Living in a digital world
- Building a greener planet
- Exploring the construction playbook

Why not engage with your regional framework manager to take part in these events.



We have made the following commitments on MPF2:

Driving
Transparency
& Integrity

Being
Environmentally
Conscious

Delivering
Exceptional
Social Value

Acting
Socially
Responsible

A Financially
Robust
Option

Offering
Flexibility &
Speed

We will achieve these commitments by being creative, innovative and collaborative with our customers, partners and supply chain.

Contact us



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