



Residential

# Client Quick Start Guide: Delivery

BY THE PUBLIC SECTOR  
FOR THE PUBLIC SECTOR





## ABOUT US

SCF Residential is a public sector construction and development framework, designed to support public sector organisations in the South of the UK with the procurement of construction projects. This document explains the **Delivery** aspect of the framework, if you are interested in **Development**, please refer to the Development Quick Start Guide on the website or contact one of our Regional Framework Managers.

Our Framework is modelled on 'Two Stage Open Book' procurements, which makes the procurement process as effective as it can be through early engagement and collaborative working.

Using our framework will give you access to industry leading contractors, who will help improve the predictability of project cost, time and quality performance.

Our dedicated Framework Managers will help make the procurement and project management process simple and easy to manage. Framework Managers are on hand through the entire process and offer impartial advice, can enable additional professional services and provide templates and full support through the administration of the tender document formation and subsequent selection.

## OUR SERVICE IS DELIVERED ACROSS THE SOUTHERN REGION IN GEOGRAPHICAL LOTS

### OUR AIM

The underlying philosophy behind SCF is to improve the predictability of project cost, time and quality performance. This is achieved through the early engagement of our contractors in the project design. This collaborative approach helps mitigate the risks associated with lowest price tendering and also encourages arrangements to drive out waste from the project process.

### Our main services include:

- Initial consultation, advice and market intelligence
- Dedicated Framework Team
- Procurement compliance and best practice
- Quick route to market
- Fully managed procurement process
- Quality assurance and contractor management
- Transparent open book procurement

Our framework contractors can be called upon to provide additional services such as:

- Feasibility and viability reports
- Pre-tender review and feedback
- Design management and construction expertise
- Post handover support and advice



By the Public Sector, for the Public Sector

## WE DELIVER



### New Builds

Primarily the Framework has been designed to help improve the delivery of housing stock in the South of England. We aim to simplify your project experience and help projects maximise outcomes delivered, ensuring projects reach their full potential. Regardless of which stage you are at with your project and procurement process, we can help.

To help achieve these core aims the Framework will give you access to leading SME & Tier 1 house builders. Alongside the housing sector the Framework and its partners can also help your projects in a number of other key sectors, if you are unsure whether your project is suitable fit please get in touch to explore further.



### Extensions

We are fully compliant with the Government [Construction Playbook](#), following best practice within the industry.

Contact us today and our team will help guide you to the right approach for your project.

#### Contact us:

T: 0370 779 0304 (SE/London)    T: 01392 382444 (SW)

E: [info@scffframeworks.org.uk](mailto:info@scffframeworks.org.uk)

W: [southernconstructionframework.org.uk](http://southernconstructionframework.org.uk)



### Refurbishments & Retrofits

## SECTORS INCLUDE



Social Housing



Care Accommodation



Housing



Regeneration



Retirement & Later Living



Student Accommodation



Re-cladding



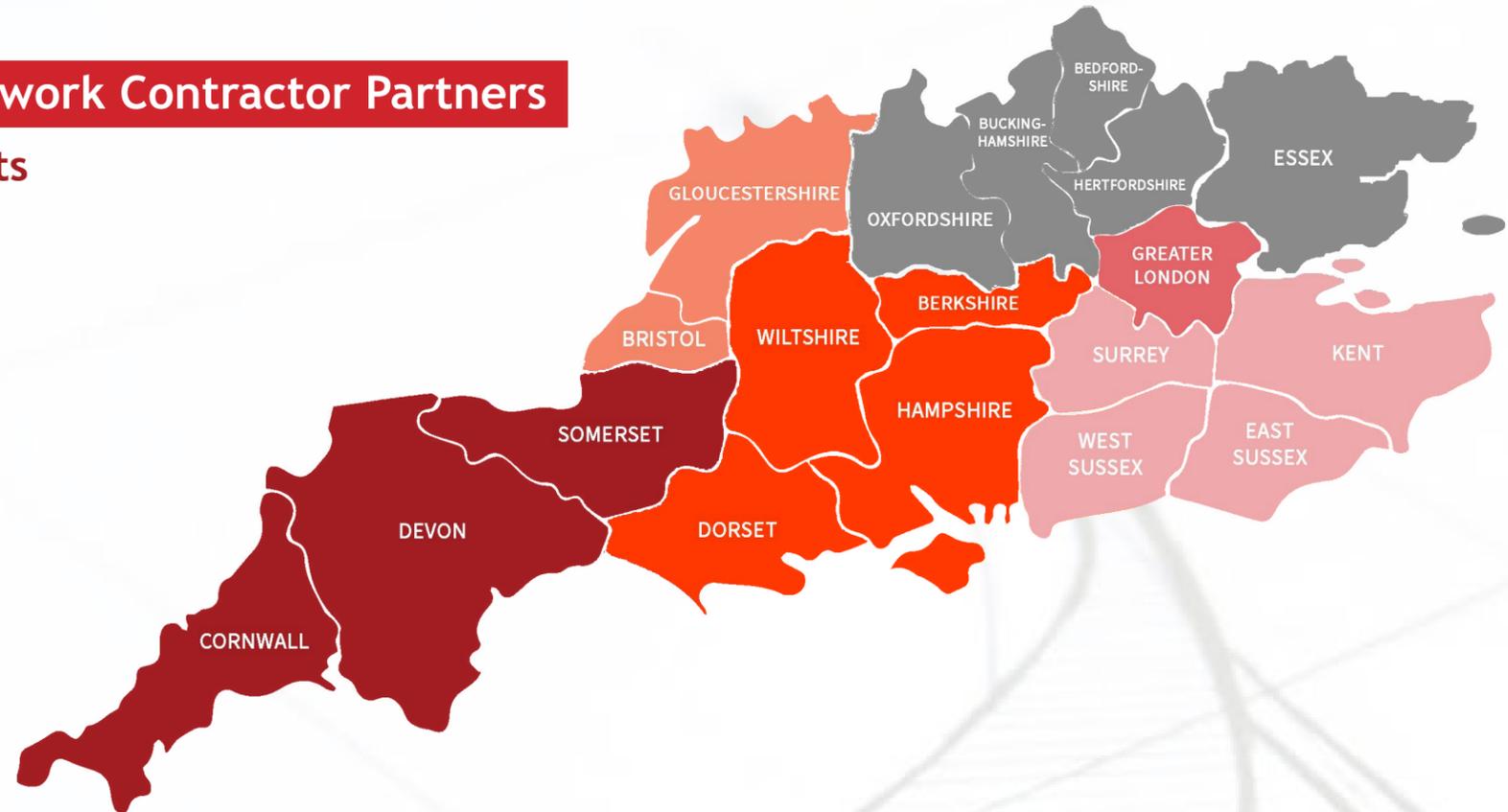
Homeless Accommodation



Key worker Accommodation

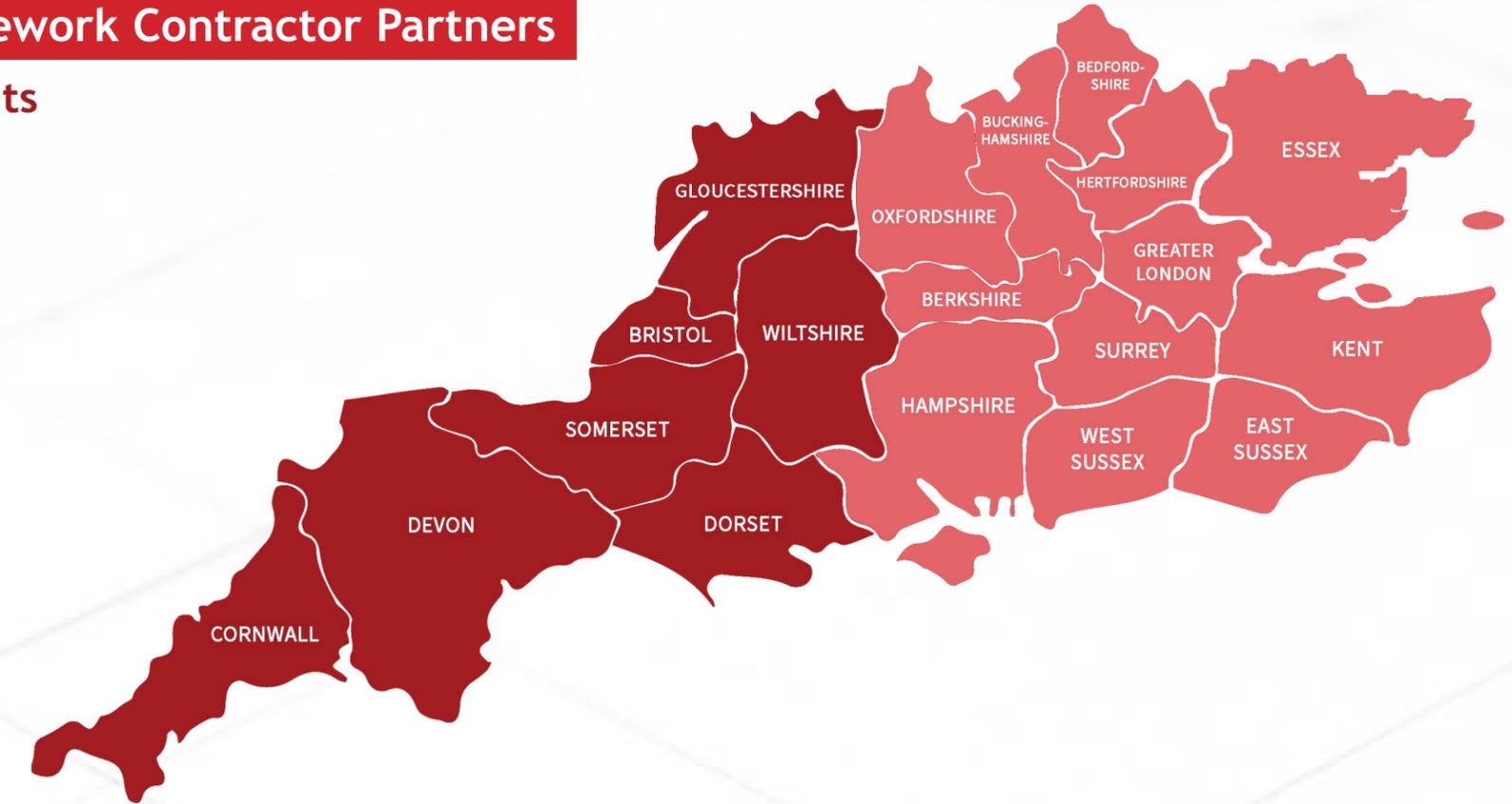
## Framework Contractor Partners

<75 units




## Framework Contractor Partners

>65 units




# TYPICAL DELIVERY PROCESS EXPLAINED

As a framework, our role is to make the procurement process for your project as simple and as transparent as possible. Our team offers end to end support, and will manage the whole process on your behalf, working collaboratively with you and our framework contractors. The process map below outlines a typical project, however our process is flexible, allowing us to **create a bespoke solution to satisfy your project requirements.**

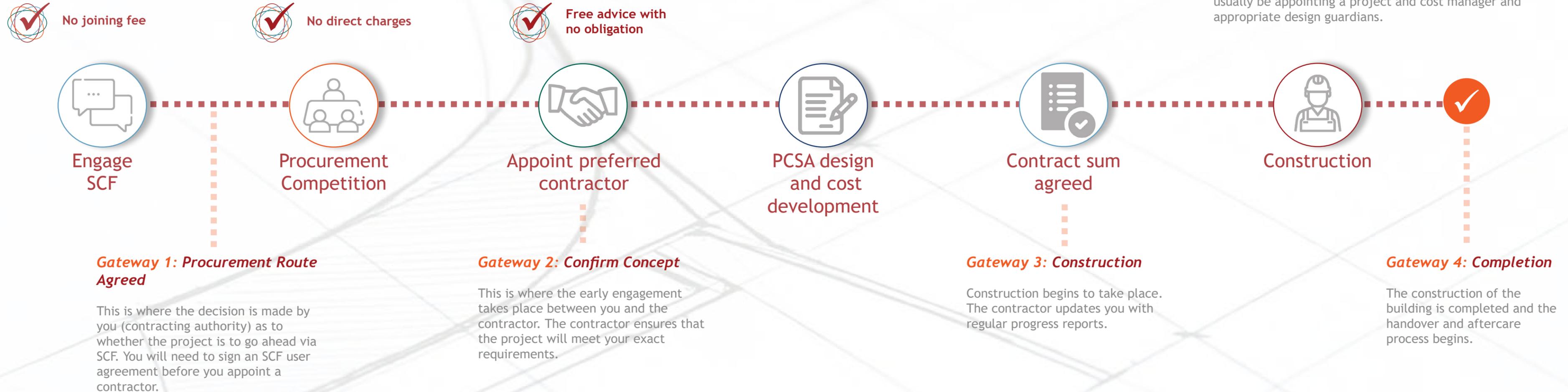
We follow a **Two Stage Open Book** approach which can be delivered as a:

## Traditional Contract

This is where you employ your own consultants, or in-house designers and engage our contractor at an early stage as a member of the project team. By doing so, it allows our contractor to share their expertise and ensures all parties understand and are satisfied with the project requirements before awarding a works contract.

## Design and Build

This method is where our framework contractor is responsible for providing design services during the pre-construction stage. This early engagement is a great opportunity for you to work with the contractor, confirm requirements and be clear on project deliverables before awarding a works contract. In this instance, you will usually be appointing a project and cost manager and appropriate design guardians.



# CONTRACTOR SELECTION PROCESS EXPLAINED

## Direct Award Process (optional)

- SCF host workshop to outline the process
- SCF agree client requirements and programme
- Contractor is appointed

While the standard process below works for the vast majority of clients, we appreciate every project is unique.

To find out how we can create a bespoke solution for you, please speak to your [Regional Framework Manager](#).



## SOCIAL VALUE

Social value is integral to our processes and operations. We are committed to delivering social outcomes through our projects across the South of England, and in support of initiatives via our role in the National Association of Construction Frameworks (NACF).

Our focus is to achieve long term legacies through the built environment, whilst aiding our clients to exceed the requirements of the Public Services (Social Value) Act 2012, and the United Nations Sustainable Development Goals incorporating the need to end the UK's contribution to global warming by 2050. Our framework is constantly striving to raise the bar for our public sector clients.

SCF use nationally recognised Key Performance Indicators to benchmark, set and measure tangible outcomes at both framework and project level. Specifically we use client prioritised themes and outcome measures (TOMS), adapted employment and skills plans (ESP) and direct or supported apprentice recruitment.

**SOCIAL VALUE IS AT THE HEART OF EVERYTHING WE DO**



## SOCIAL VALUE BENEFITS

- Protecting social outcomes through implementation of the value toolkit
- Client-led bespoke social outcomes for each project
- Mandatory employment and skills plan on all projects
- More opportunities for SMEs, VCSEs, micro and local businesses
- Raising awareness of Mental Health on site
- Scorecards to measure clients and contractors performance in supporting social value

## SOCIAL PARTNERSHIP PORTAL

As a founding member of the Social Partnership Portal, which is a specific area of our mandated Local Supply Chain (LSC) system, main contractor procurees have direct access to Voluntary, Community and Social Enterprises (VCSE) companies who are able to provide supporting and direct services for our projects.

The LSC system is a mandated process under SCF, providing clients with direct access to traditional and social suppliers to maximise social value opportunities.

SOCIAL PARTNERSHIP  
**PORTAL**  
FOUNDING MEMBER

# ENSURING TRANSPARENCY IN THE SUPPLY CHAIN

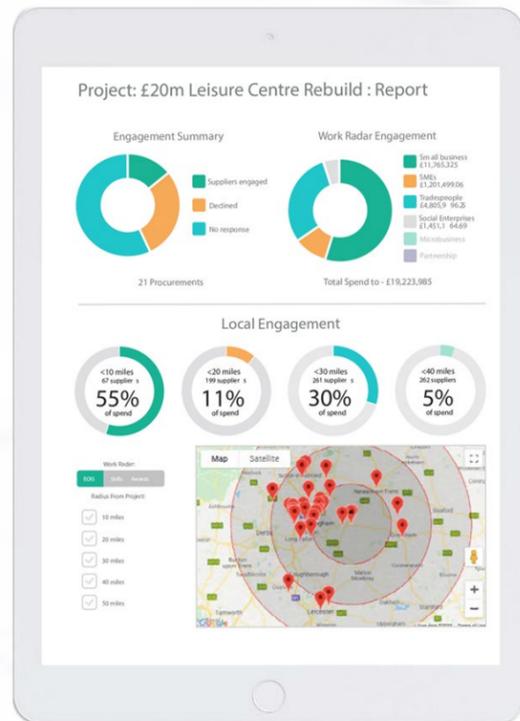
As leaders in Two Stage Open Book procurement, we continue to search and implement new ways to ensure that our contractors work with clients to create a collaborative and transparent project environment.

Local Supply Chain (LSC) is an online portal that enables contractors to source, manage and engage local suppliers. Our contractors are expected to advertise, shortlist and award main sub-contract packages using LSC.

As an SCF client, you will have direct access to the portal enabling transparent oversight in a live environment.

We will support you through the process with training available for you and your consultant teams.

More information can be found [here](#).



## Benefits of LSC



Greater transparency



Competitive pricing with 25,000 registered suppliers



Increased opportunities for local suppliers and SME's



Real time client team review of package procurement



Engage with specialist suppliers for early advice



Demonstrating best value in procurement

# OUR FOCUS IS TO ENSURE CARBON REDUCTION MEASURES ARE CONSIDERED AND ADAPTED ON OUR PROJECTS

## AIM



To help clients, stakeholders and framework partners to meet local, national and global goals in achieving the net zero carbon ambition, working with communities to deliver a net zero future.

## SAVINGS



Reducing our overall carbon emissions, preserving the planet for future generations and a thriving built environment.

## TARGETS

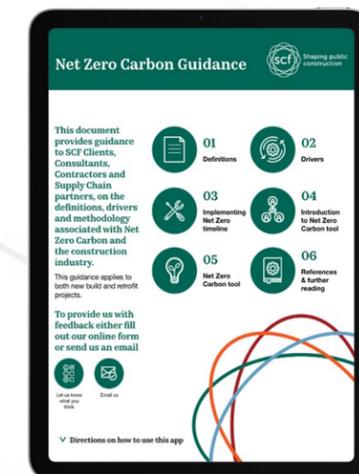


Achieving the ultimate aim of Net Zero Carbon, utilising a full suite of option appraisals reflecting current sustainable technologies.

## Use our SCF Carbon Tool

We are dedicated to helping our clients on their journey to understanding and achieving net zero carbon

We have created a new tool to support our clients and teams involved in the early feasibility stages of developing the built environment. The 'SCF Net Zero Carbon Guidance' provides a host of resources, helping you to understand carbon terminology and learn about 'carbon hierarchy' options to help clients reduce carbon. It is filled with practical suggestions, information on key design stages, subsequent considerations and helpful supporting information.



[Open SCF Carbon Tool](#)

# ADDITIONAL FRAMEWORKS

SCF Frameworks now comprises of three complimentary frameworks:



SCF Construct, SCF Consult & SCF Residential. The introduction of these additional frameworks allow you to have all aspects of your construction requirements overlooked by SCF Frameworks, providing a transparent and seamless customer experience. We continuously strive to improve our offer to the public sector, working closely with our framework users, contractors, and consultants to ensure frameworks are fit for purpose and deliver demonstrable benefits to the public sector.



SCF Construct is a public sector construction framework, designed to support public sector organisations in the South of the UK with the procurement of construction projects.

With over 14 years experience, we have delivered £7.5 billion worth of combined construction schemes, establishing us as a leading procurement framework.

Our framework is modelled on ‘Two Stage Open book’ procurement, which makes the procurement process as effective as it can be through early engagement and collaborative working.

Using our framework will give you access to industry leading contractors and consultant partners who have assisted 120 clients. On average we deliver 10% added value on every project, making your investment go further.

Our dedicated Framework Management Team will help make the procurement and project management process simple and easy to manage.



Our consultancy framework enables public bodies to gain access to professional property asset consultancy services and resources, to deliver capital projects, programmes and strategic advice.

We offer high-quality, multi-disciplinary consultant services with rapid speed to market, nationally rebased rates, proven delivery partners and their supply chains with sustainability at the core of its purpose.

The consultant framework can be used by any public sector organisation in the South of England. Utilising the established Two Stage Open Book process, SCF Frameworks achieve true transparency in procurement and a complete solution for the delivery of key public sector works.

### Consultant Partners



For more information about SCF Consult, please contact:

Emma.Bull@devon.gov.uk  
South West

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South East & London

SCF construction and consultancy frameworks can be accessed either individually or used together to provide a seamless end-to-end delivery solution.



Project and Programme Management



Design Management



Commercial and Cost Management



Asset Strategy and Estates Management



Place making, planning and developing



Compliance



Facilities Management



Valuation, Land Acquisition and Disposals

# WHY SCF

Our framework is by the public sector, for the public sector and we are constantly striving to raise the bar for our clients to help achieve long term sustainable legacies.

With over 14 years experience, we have demonstrated the significant benefits of true collaborative working.

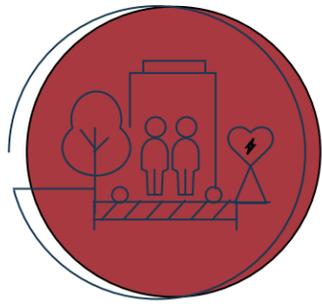
Our dedicated framework management team are always available to provide client support and guidance.

The fundamentals of all our projects include our key values, and our top tier contractors have evidenced they can meet the ever increasing needs of the local communities.



## Fair.

Our prompt 30 day payments and open book processes encourages trusted and efficient supply chain partnering.



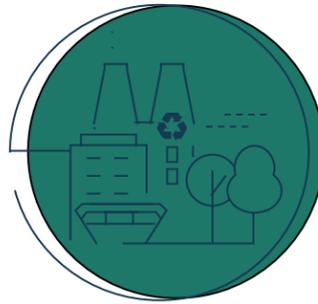
## Safe.

Our accredited workforce benefit from well-being initiatives, improved welfare standards and innovative safety training.



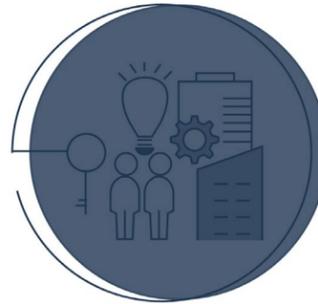
## Legacy.

Providing long term legacies through our projects providing tangible social and economic benefits.



## Sustainable.

We act ethically and responsibly sourcing 65% local labour... to protect and enhance the environment.



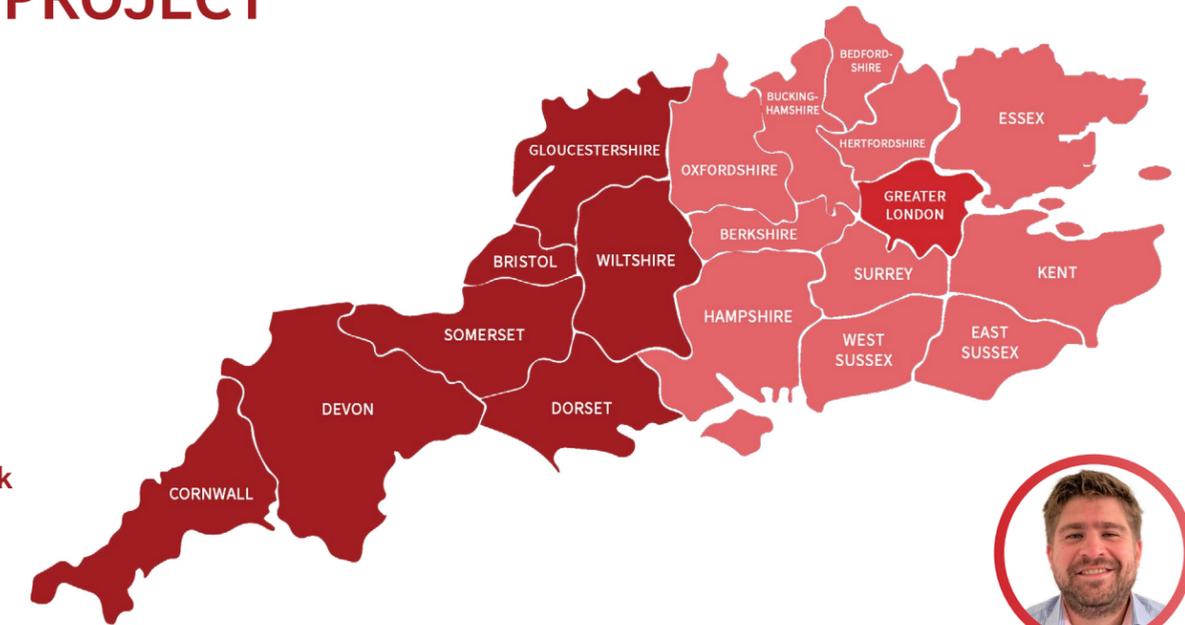
## Aftercare.

Our handover promise begins at pre-construction and includes bespoke training, refresher sessions and dedicated resource.

# LET US SUPPORT YOU WITH YOUR RESIDENTIAL PROJECT



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**Southern Construction Framework**

## Expert Support

Our team will be able to support you throughout the project management and procurement process.

For general enquiries, please email [info@scfframeworks.org.uk](mailto:info@scfframeworks.org.uk) or speak directly to your Regional Framework Manager and find out how we can support your project.

Follow us:



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Contact us:

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