



Southern Construction  
Framework

# Client Quick Start Guide

BY THE **PUBLIC SECTOR**  
FOR THE **PUBLIC SECTOR**



## ABOUT US

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 15 years experience, we have delivered £9.2 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.



Live and Completed Projects

**£9.2bn**

Apprentice Trainee Weeks

**34,800**

Client Satisfaction

**92%**

On average projects are delivered within

**1.9%**  
*of contract sum*

## 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.



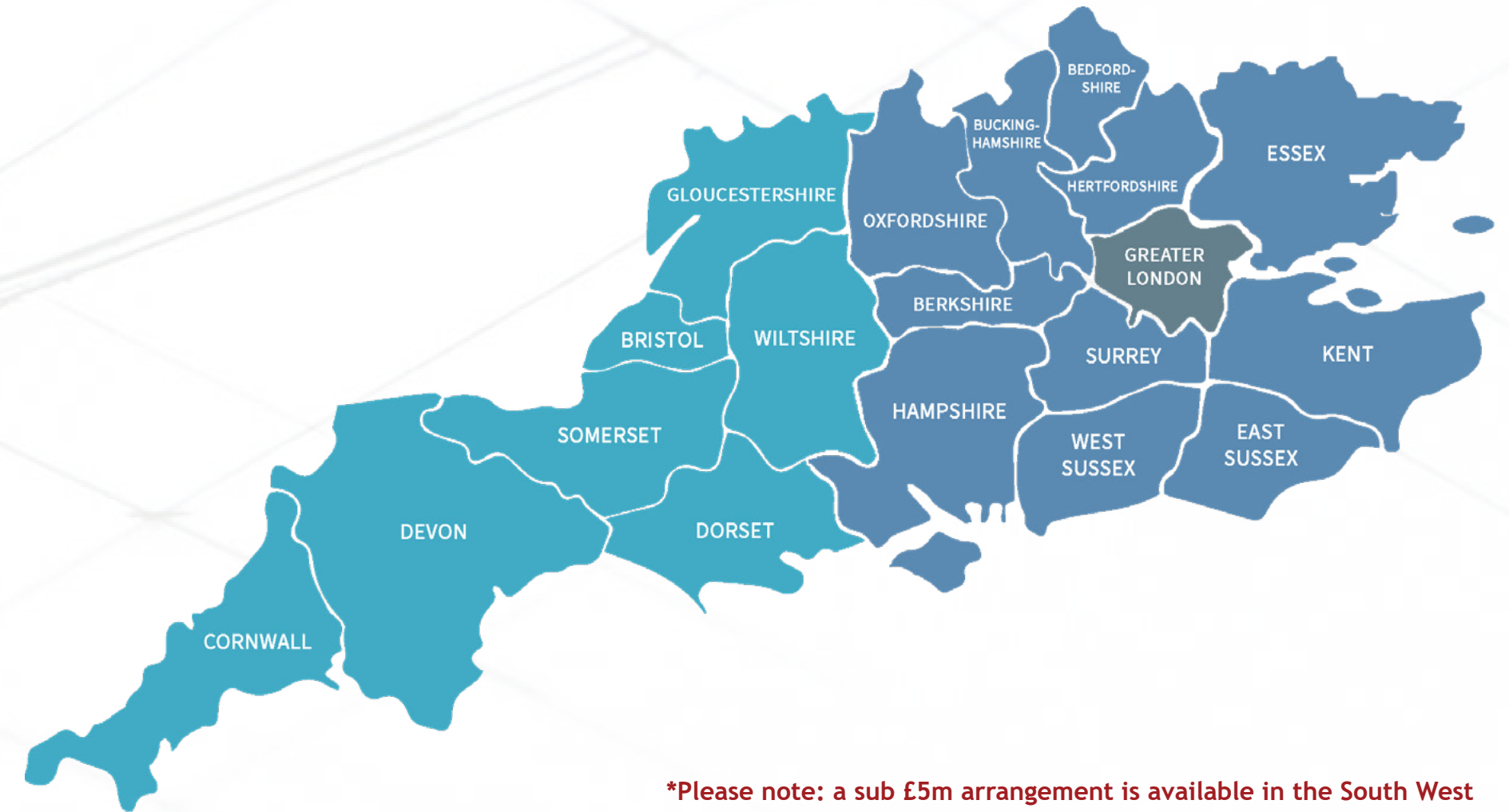
# OUR SERVICE IS DELIVERED ACROSS THE SOUTHERN REGION IN GEOGRAPHICAL LOTS

## 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:

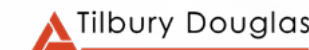
- Feasibility and viability reports
- Pre-tender review and feedback
- Design management and construction expertise
- Post handover support and advice



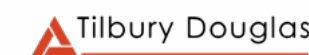
\*Please note: a sub £5m arrangement is available in the South West

## Our Contractors

Lot 1: South West



Lot 2: South East



Lot 3: London





## WE DELIVER

We understand that construction projects can be extremely demanding and time consuming. Our framework has been designed specifically for public sector organisations, and aims to simplify your project experience and help your project reach its full potential.

Regardless of which stage you are at with your project and procurement process, we can help. Our team have a collective of 120 years experience working within the public sector and the industry knowledge to make sure your project has the best possible outcomes.

### New Builds



### Extensions



### Refurbishments



### Fit-outs



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:

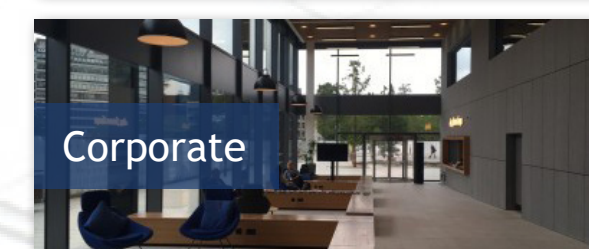
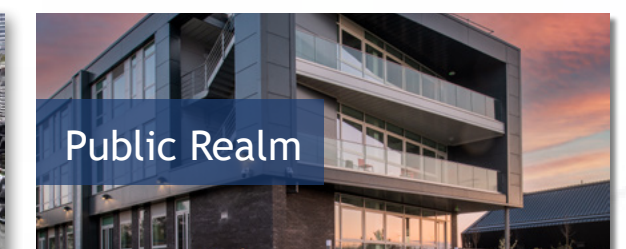
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W: [southernconstructionframework.gov.uk](http://southernconstructionframework.gov.uk)

## SECTORS INCLUDE





# OUR TYPICAL 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**.

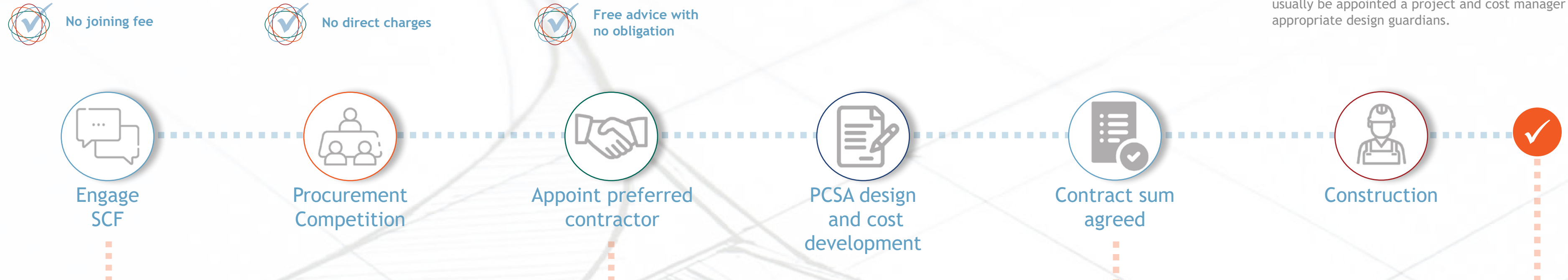
We follow a **Two Stage Open Book** approach which can be delivered as a:

## 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 appointed a project and cost manager and appropriate design guardians.



### Gateway 1: Procurement Route Agreed

This is where the decision is made by you (contracting authority) as to whether the project is to go ahead via SCF. You will need to sign an SCF user agreement before you appoint a contractor.

### Gateway 2: Confirm Concept

This is where the early engagement takes place between you and the contractor. The contractor ensures that the project will meet your exact requirements.

### Gateway 3: Construction

Construction begins to take place. The contractor updates you with regular progress reports.

### Gateway 4: Completion

The construction of the building is completed and the handover process begins.

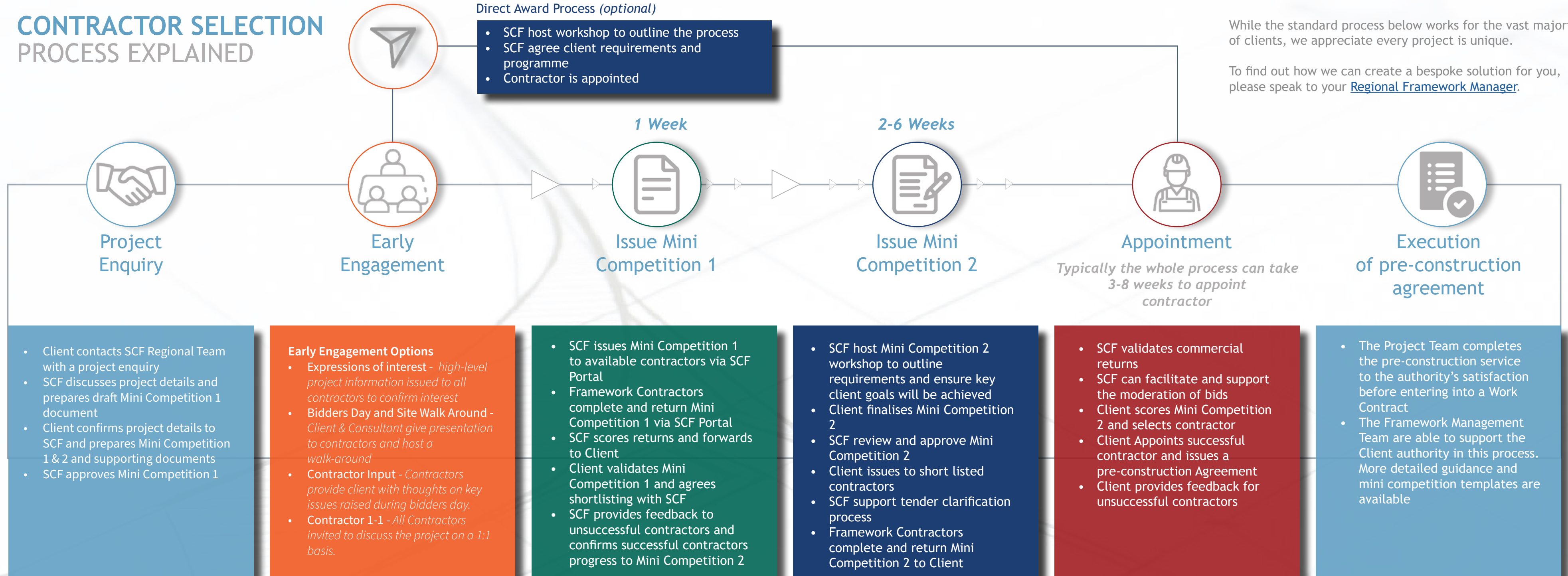
# CONTRACTOR SELECTION PROCESS EXPLAINED

## 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](#).



## SELECTION METHODS

### Mini Competition (Two Stage Open Book)

#### 1st Stage

The mini competition stage is where bidders compete for the contract based on their capacity, capability, stability, experience and strengths of their supply chain. This stage acts as an opportunity for you (the client) to review the approaches of bidding contractors and compare their rates for profit, fees, overheads and other additional costs associated with the project. From this, you will be able to select the most suitable contractor that can fulfil your operational requirements.

#### 2nd Stage

The contractor you choose, and their key supply chain members are engaged as early as possible. They become part of the pre-construction team with your key stakeholders, professional advisors and supply chain members. The team will work to an agreed objective, cost and programme. They will fully scope the project and assess risks early on. This reduces any chance of unforeseen issues occurring later in the project that impact costs and deadlines.

### SCF5 Direct Award

For the 5th Generation of our framework, we have introduced a new direct award option. Direct award allows clients to appoint a contractor from the framework without further mini competition, whilst maintaining the rigorous governance and behaviours that SCF expect from contracting partners.

#### Guidance

Direct award can be offered to clients where there is a demonstrable advantage for the contracting authority to award their project to a particular supplier, for example:

- Continuity from another site
- Accessing Exclusive Service / Rights
- Urgency (high threshold to justify)

Contracting Authorities should satisfy themselves that they can demonstrate best value.

#### Selecting a contractor

When approaching SCF with an interest in direct award, we are unable to recommend any particular contractor without a clear rationale from the client as to why that particular supplier uniquely represents best value.

As a trusted advisor to the public sector, we will always advise that a mini-competition is the first choice approach. Even in a position of urgency, a fast-track mini-competition could still be used as a lower risk option.

#### The process

Once a client has identified a contractor it would like to work with, they will inform the framework and proceed to discuss the scope of the project with the contractor. The SCF team will then ensure all the necessary quality checks are in place and help simplify the process for our client.

The contractor will complete the SCF request for proposal documents which will outline their project specific approach, demonstrating their understanding and technical engagement with the project, their financial response to overhead and profit, insurance and project specific pre-construction and construction management resources and costs.

This process helps form the client's business case, demonstrating the reasons why the chosen contractor is best placed to deliver the scheme. The direct award covers the award of both the pre-construction (PCAS) and construction periods (JCT/NAC/Other construction contract) as per the processes set out in the SCF guidelines and working practices. These activities define the roles and contributions of the client team, contractor and their supply chain.

*Note: It is essential that clients satisfy themselves that the direct award option provides best value. Our team can support you on how to achieve best value and guide you through this process. The direct award option does not remove obligations under public contract regulations.*



## 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**



**82%**  
Average SME spend annually

**420+**  
Training weeks delivered annually

**400+**  
Weeks of work placements annually

## SOCIAL VALUE BENEFITS



Client-led bespoke social outcomes for each project



More opportunities for SMEs, VCSEs, micro and local businesses



Mandatory employment and skills plan on all projects



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 Digital Supply Chain Portal system, main contractor procurers have direct access to Voluntary, Community and Social Enterprises (VCSE) companies who are able to provide supporting and direct services for our projects.

The Digital Supply Chain Portal 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

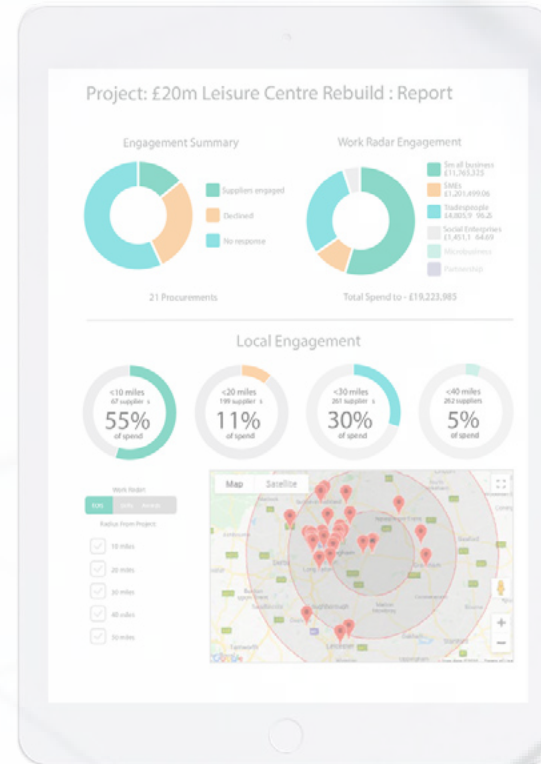
As leaders in Two Stage Open Book procurement, we continue to search and implement new ways to ensure that our contractors work with clients to create a collaborative and transparent project environment.

Our Digital Supply Chain Portal enables contractors to source, manage and engage local suppliers. Our contractors are expected to advertise, shortlist and award main sub-contract packages using this system.

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 our Digital Supply Chain Portal

- Greater transparency
- Real time client team review of package procurement
- Competitive pricing with 25,000 registered suppliers
- Engage with specialist suppliers for early advice
- Increased opportunities for local suppliers and SME's
- 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

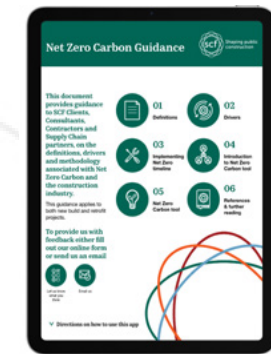


Achieving the ultimate aim of Net Zero Carbon, utilising a full suite of option appraisals reflecting current sustainable technologies.

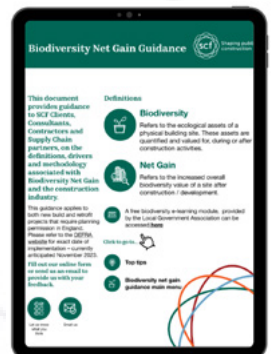
## Use of the SCF Sustainability Resources

We are dedicated to helping our clients on their journey to understanding and implementing key sustainability themes through their project delivery.

We have created two guidance tools to support our clients and stakeholders, and aligned the guidance to the RIBA design development stages, providing tips and information throughout the design lifecycle. The two tools comprise of the SCF Net Zero Carbon guidance and the Biodiversity Net Gain guidance. Both tools contain information around terminology, government guidelines and legislation, measurement formats, professional disciplines to consult and finally, some key areas of focus aligned to the RIBA stages.



[SCF Net Zero Carbon Guidance](#)



[Biodiversity Net Gain Guidance](#)



# ADDITIONAL FRAMEWORKS

SCF Frameworks now comprises of three complimentary frameworks:



The introduction of these additional frameworks allow you to have all aspects of your construction requirements overlooked by us, 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.



Our Residential Delivery and Development framework provides a tailored framework solution to support residential developments. The framework is available to all Registered Providers in the South of the UK including Local Authorities and Housing Associations. The framework supports a full range of residential construction and development solutions. From quick and easy access to leading local house-builders, for traditional contract or design and build, to turnkey end-to-end development, construction, and management services, the framework will provide a trustworthy, equitable, and ethical vehicle for delivery.

The framework is structured to suit a wide range of projects, with larger value projects delivered in regional lots, and smaller value areas split sub-regionally, focussing on local delivery. Construction, development, or a combination of both, can be called off from the framework.

Using SCF Residential gives you instant access to industry leading contractors & developers who will help improve the predictability of project cost, time and quality performance. You will also benefit from our end to end support (dedicated Framework Manager per project), which features throughout all stages of the procurement process, leading through to handover & aftercare.



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

Our framework offers multi-disciplinary consultancy services, and provides clients with a quick route to market and access to unrivalled services at nationally rebased rates from experienced delivery partners and their supply chain. As a framework, we provide end to end support, with sustainability and social value at the core of our purpose.

Our SCF Construct and SCF Consult frameworks can be accessed either individually or used together to provide a seamless end-to-end delivery solution. The framework offers a flexible appointment process, allowing public bodies to access the best in class professional services in a fraction of the time compared to traditional procurement methods. All based on public sector aligned fees and rates to ensure consistency and efficiency in procurement.

### Consultant Partners



For more information about SCF Consult, please contact:

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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.

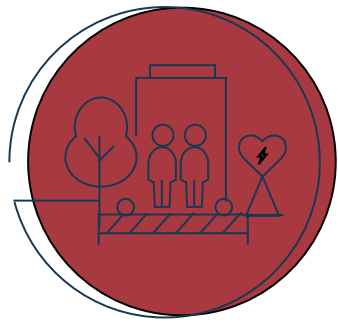
Our dedicated framework management team are always available to provide client support and guidance.

The fundamentals of all our projects include our key values (linked below), 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.

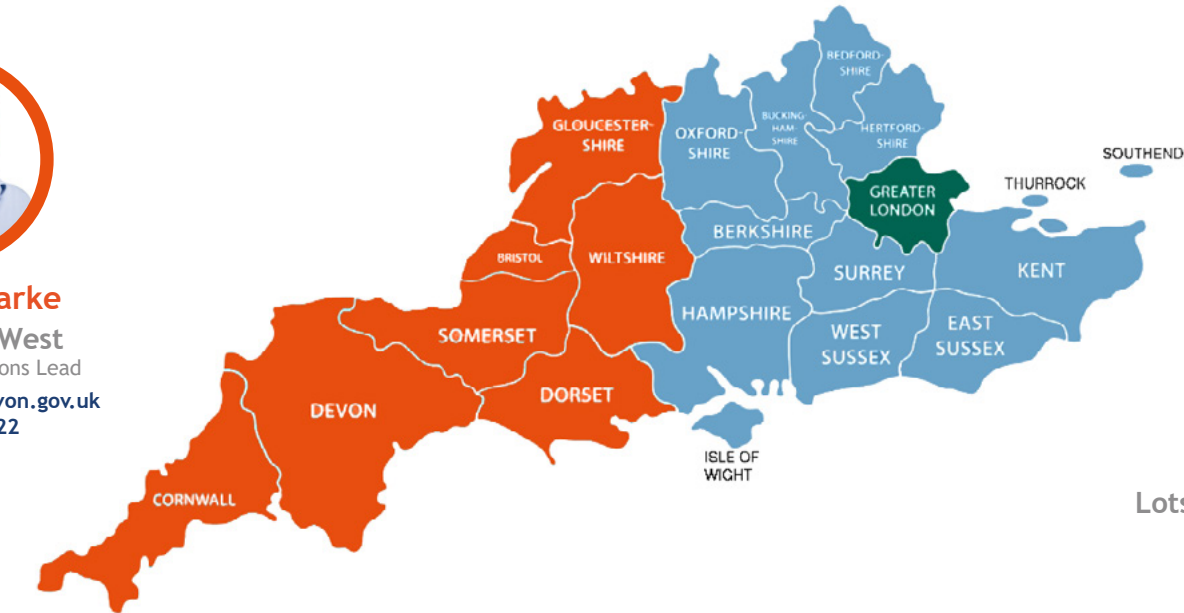
## LET US SUPPORT YOU WITH YOUR CONSTRUCTION PROJECT

Our team of Construction and Procurement experts 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.



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**Southern Construction Framework**

### Other SCF services

SCF Frameworks now comprises of three complementary frameworks, SCF Construct, SCF Consult and 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. For more information about using any of our services, please get in touch.

### Follow us:



### Contact us:

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