



Southern Construction  
Framework

# Client Quick Start Guide

SCF Intermediate

# About SCF Intermediate Construction Framework

The SCF Intermediate Construction Framework is designed to support all public and third sector organisations within Hampshire and the surrounding counties with the procurement of construction projects.

The framework covers two lots and has ten suppliers, typically delivering construction works from £0.8m to £6.5m.

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

## Sectors

The six key sectors outlined represent areas that can be delivered under the Hampshire Intermediate Construction Framework.

Our experienced contractors have successfully delivered projects across the sectors below.



Education



Healthcare



Fire



Residential



Police



Public Realm

## Services

New Builds



Refurbishments



Residential



Extensions



## Contract Types

Traditional

Design and Build

Minor Works

## Call-off Options

Single Stage

Two Stage

Direct Award

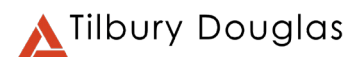
# Structure

## Lot 1 - Construction Works

£0.8m to £6.5m

The type of project or programmes is expected to consist mostly of extensions, refurbishments and alterations to existing schools; however, any type of building work to any property including housing, and associated construction services such as hard or soft landscaping is included.

We have four delivery partners on this lot.



Typically up to 35 units or £6.5M

Our Residential led lot specialises in smaller scale housing led schemes across Hampshire and it's neighbouring counties. Additionally, our coverage extends to encompass extensions, refurbishments, and alterations to various building types, ensuring a comprehensive solution for your construction needs.

We have six delivery partners on this lot.



Where there is insufficient interest from the suitable lot, clients can bring their project to market via the other lot. In order to understand interest, the framework management team are happy to run a quick soft market test exercise to help guide the procurement process.

# Geography

The ICF can be used by all public and third sector organisations within Hampshire and the surrounding counties.



## Lot 1 - Construction Works



### Address

Unit 5 Moorside Place, Moorside Road,  
Winchester SO23 7FX

Annual Turnover: £40m

### Neilcott

Neilcott is an established regional contractor in London and the South East. They deliver bespoke construction solutions, collaborate to find the right approach for each project, and specialize in education, residential, healthcare, commercial, community, leisure, and heritage buildings

#### Key Sectors



Education



Healthcare



Residential

#### Services



New Builds



Refurbishments



Extensions



Residential



### Address

Fairfield House, 47-51 Kingston  
Crescent, Portsmouth, PO2 8AA

Annual Turnover: £46m

### Mountjoy

Mountjoy boasts over twenty years of experience as a main and principal contractor. They collaborate closely with clients and advisors to create civic, cultural, community, learning, and living facilities.

#### Key Sectors



Education



Healthcare



Residential

#### Services



New Builds



Refurbishments



Extensions



Residential





## Lot 1 - Construction Works



### Address

Unit 21, Tollgate Business Park,  
Eastleigh, SO53 3TG

Annual Turnover: £507m

### Additional Sectors

- Defence
- Central and Local Government
- Justice
- Manufacturing
- Industrial and
- Research
- Accommodation
- Water
- Highways

## MORGAN SINDALL CONSTRUCTION

### Address

Concept House, 6 Stoney Croft Rise,  
Eastleigh SO53 3LD

Annual Turnover: £350m

### Additional Sectors

- Commercial & retail
- Defence
- Emergency services
- Industrial
- Leisure & community

## Tilbury Douglas

With 140 years of experience, Tilbury Douglas is a leading UK building, infrastructure, engineering and fit-out company. They deliver projects across a range of sectors including health, education, highways, justice, defence and water. As a UK regional contractor, they provide specialist design and build capabilities and are experienced at project management and integrating all aspects of a project.

### Key Sectors



Education



Healthcare



Residential



Fire



Police



Public Realm

### Services



New Builds



Refurbishments



Extensions



Residential



## Morgan Sindall

Morgan Sindall construction specialises in the built environment, with almost fifty years of experience. They deliver works across education, commercial, retail, healthcare, and other sectors, with a vision to create inspiring places that enhance communities.

### Key Sectors



Education



Healthcare



Residential



Fire



Police



Public Realm

### Services



New Builds



Refurbishments



Extensions



Residential



## Lot 2 - Residential Led



**Lot 2**  
**Address**  
The Portico, Stansted House, Stansted  
Park, Rowlands Castle, Hampshire PO9  
6DX  
**Annual Turnover:** £35m

### Additional Sectors

- Leisure & Retail
- Commercial & Industrial
- Heritage/Conservation

## Ascia Construction

Ascia Construction offers a professional, collaborate, and competitively priced construction service, emphasising high quality throughout. With extensive experience across all sectors, Ascia's senior management maintains hands on involvement in every project. and expertise in all sectors, with senior management 'hands-on' involvement on projects.

### Key Sectors



Education



Healthcare



Residential

### Services



New Builds



Refurbishments



Extensions



Residential



DOSWELL  
PROJECTS

**Lot 2**  
**Address**  
14-15, Monks Brook Industrial Park,  
School Cl, Eastleigh SO53 4RA  
**Annual Turnover:** £10m

## Doswell Projects

Doswell Projects operates as a multi-disciplinary business, specializing in the residential property market within specific regions of Hampshire and its immediate surroundings. With a focus on excellence, Doswell consistently delivers high-quality outcomes tailored to client needs.

### Key Sectors



Residential

### Services



Residential





## Lot 2 - Residential Led



**Lot 2**  
**Address**  
7 Elmhurst, 98-106 High Rd, London E18 2QH  
**Annual Turnover:** £35m-£45m

### Additional Sectors

- Leisure
- Commercial
- Social Housing regeneration
- Government
- Retail

### Etec Group

Established in 2005, Etec Group is a London-based multi-disciplinary building contractor renowned for its expertise in refurbishments, extensions, fit-outs, and new-build schemes across the South East and London. With a portfolio spanning leisure, education, retail, healthcare, and housing sectors, Etec consistently delivers exceptional results.

### Key Sectors



Education



Healthcare



Residential

### Services



New Builds



Refurbishments



Extensions



Residential



**Lot 2**  
**Address**  
42 London Rd, Newbury RG14 1LA  
**Annual Turnover:** £1m-£20m

### Feltham Construction

With over 50 years of experience, Feltham have established a robust presence across diverse range of sectors from small, individual developments right through to major design and build contracts, specialising in delivering quality projects.

### Key Sectors



Education



Healthcare



Residential

### Services



New Builds



Refurbishments



Extensions



Residential





## Lot 2 - Residential Led

# Francis CONSTRUCTION

**Lot 2**  
**Address**  
Armour House, Colthrop Ln, Thatcham  
RG19 4PD  
**Annual Turnover:** £30m-£45m

### Additional Sectors

- Commercial
- Industrial
- Labwork
- Defence
- Heritage

## Francis Construction

As a family run regional contractor, Francis places relationships, quality, sustainability and innovation at the core of its operations. With a commitment to excellence, Francis strives to cultivate enduring partnerships while delivering projects that embody these values.

### Key Sectors



Education



Healthcare



Residential

### Services



New Builds



Refurbishments



Extensions



Residential



# PORTSMERE CONSTRUCTION

**Lot 2**  
**Address**  
4a Church Rd, Fleet GU51 3RU  
**Annual Turnover:** £500k-£4m

## Portsmere Construction

From small-scale house conversion projects to new build developments, the team at Portsmere Construction has the knowledge and tools to complete each challenge with efficiency and an eye for detail.

### Key Sectors



Residential

### Services

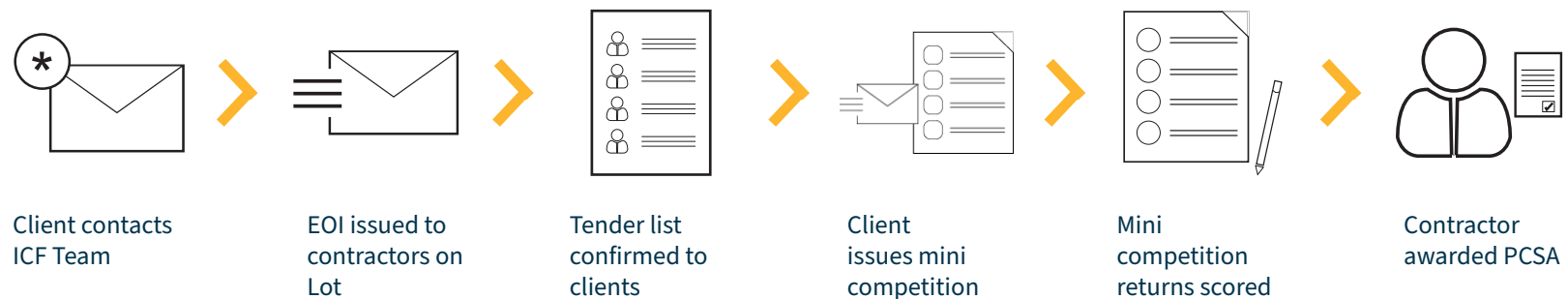


Residential



# Options for awarding work

## Single Stage via Mini Competition





# Quality Assurance

The ICF operates a stringent quality assurance process that ensures contractors are delivering to the highest standards on all projects. This is built around a gateway process at key milestones, which records KPIs, lessons learnt and mutual targets moving forward. These are shared with the wider framework and clients to ensure key lessons are learnt and performance remains positive.

The Contractors KPIs are used to ensure they are delivering to the highest standards, failure to do so will result in suspension from bidding opportunities on the framework.

In addition to KPIs and lessons learnt, contractors are also required to undertake an employment and skills plan on every project, aligned to the CITB industry standards. This ensures local people are given the opportunity to undertake training, gain employment and take part in construction, creating a positive, lasting social legacy within the local area.





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Framework**

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SCFframeworks