

York, N Yorkshire & E Riding Housing Forum

YORbuild2 presentation Fergus Aitken & Chris Bourne

CONSTRUCTION FRAMEWORKS FOR YORKSHIRE & HUMBER



What is YORbuild2



- 4 regional public sector Construction frameworks
- Effective and efficient local procurement solution
- Delivers all types of construction works including new housing & refurb
- Partnership between ERYC/Scarborough BC/ Leeds CC/ Rotherham MBC and Sheffield CC
- Consistent approach across all four areas



YORbuild2 –
Construction inc.
Housing works



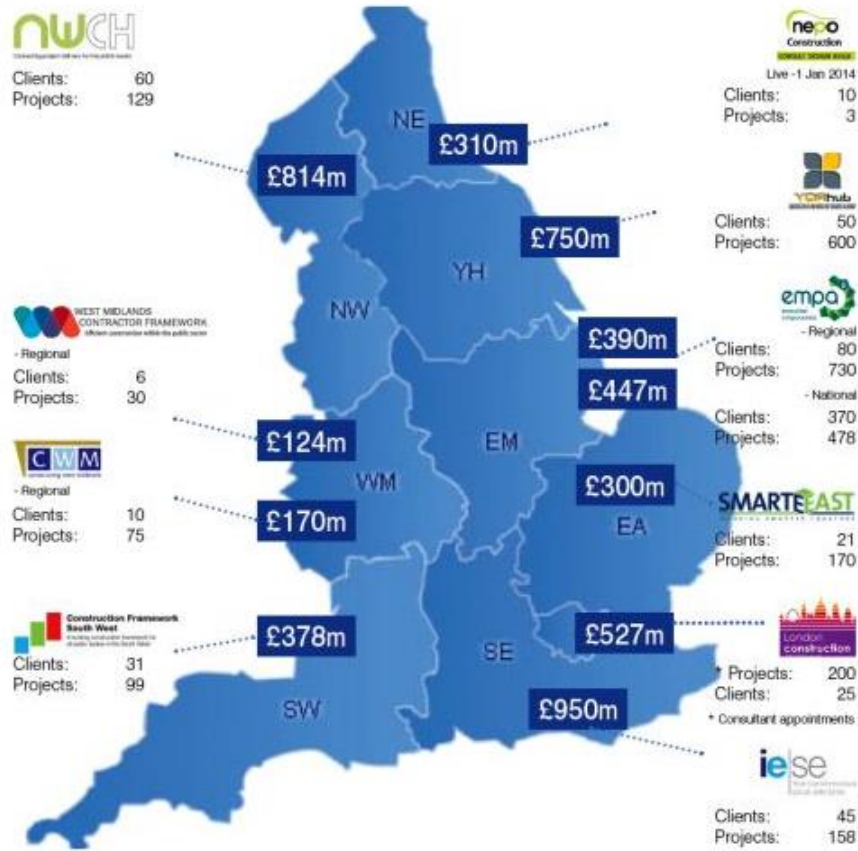
YORcivil – Civil
engineering and
highway works



YORconsult –
Consultancy and
professional services

YORhub -
Yorkshire's
Regional
Collaborative
Frameworks

Frameworks – National Picture



Regional Construction Frameworks current activity



Serving the Public Sector

YORhub sits on various national steering groups including ones with:

- Cabinet Office
- Local Government Association
- Constructing Excellence
- NACF

YORbuild1 - headlines

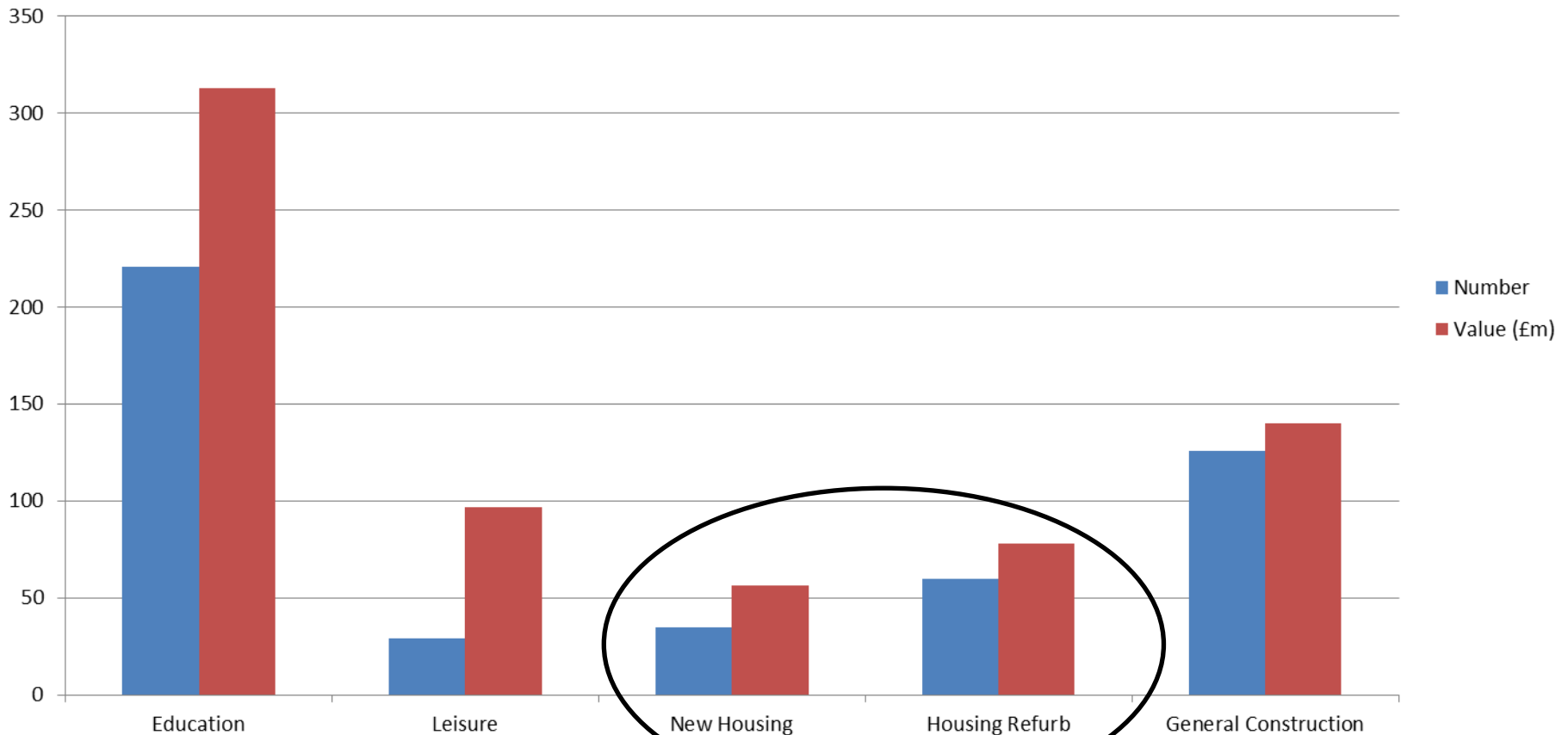


- Expired November 2015
- Procured over £800m of Construction Work
- c.500 projects
- Over £55m of savings (7.7% of construction value)
- 91% of projects completed to budget
- 82% of projects completed on time
- Average Client satisfaction of (8.3 out of 10) with the final product

YORbuild1 - projects



YORbuild 1 projects by category



YORhub has over 50 Users



Housing Users



New build



City of Bradford Metropolitan District Council

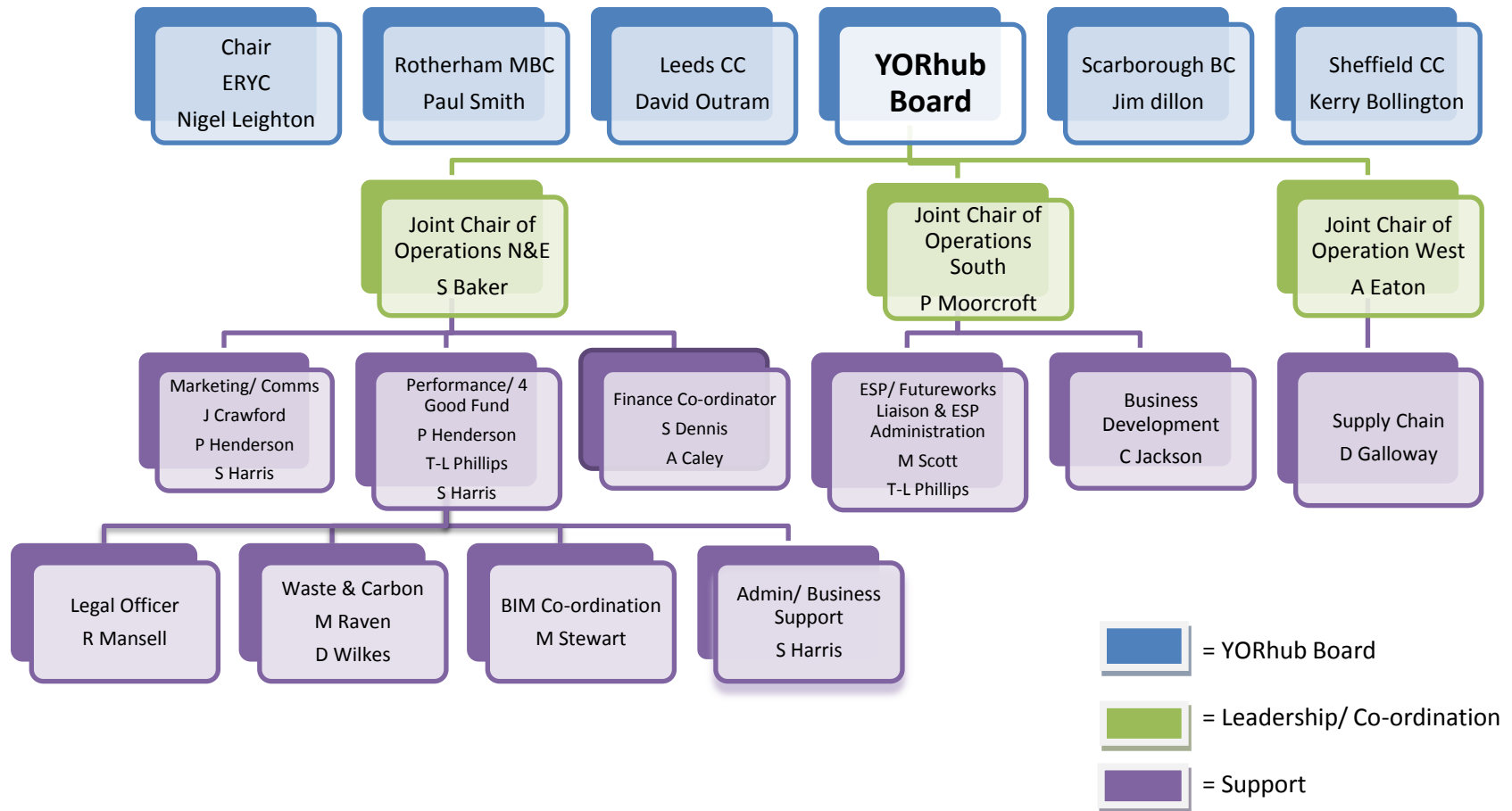
www.bradford.gov.uk



Refurbishment



YORhub structure



YORhub structure.



YORcivil Framework Programme
Manager
M Ives

- YORcivil Framework Management Team
- C Jackson A Darch
D Wilkes

YORbuild Framework Programme
Manager
F Aitken

- YORbuild Framework Management Team
- D Galloway C Bourne
M Raven M Aston
M Mullins J Crawford

YORconsult Framework Programme
Manager
C Jackson

- YORconsult Framework Management Team
- R Ibbotson A Darch
P Henderson

YORbuild2 - headlines



- Culmination of 16 months collaboration
- 4 year duration from Feb 2016 (with possible 2 year extension)
- Potential total workload of £2 billion + across all 4 areas
- Designed to appeal to wider client base – e.g. HE & housing
- NEC3 & JCT contacts permitted including design & build & term contracts for maintenance

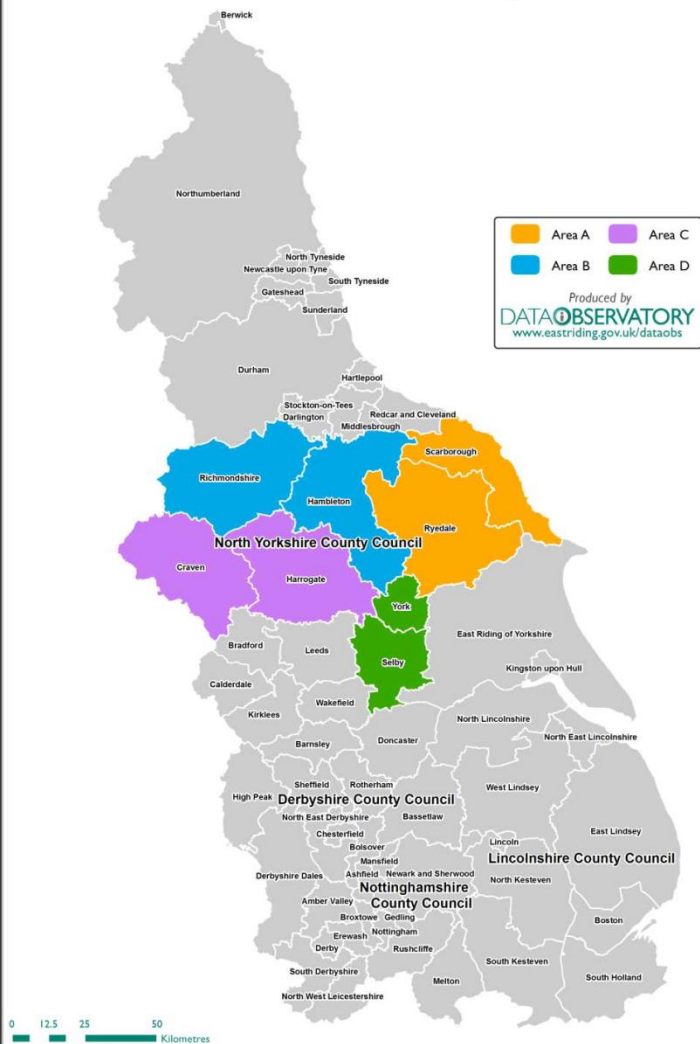
YORbuild2 Lotting Structure



Lot	North (sub-region areas A-D)	East	South	West
Lot 1 : £0 - £250,000	✓ Split into 4 lots	✓	✓	✓
Lot 2 : over £250,000 - £1,000,000	✓ Split into 4 lots	✓	✓	✓
Lot 3 : over £1,000,000 - £4,000,000	✓ Split into 4 lots	✓	✓	✓
Lot 4 : over £4,000,000 - £10,000,000	Included in East Lot 4	✓	✓	✓
Lot 5 : over £10,000,000	Included in East Lot 5	✓	Included in West Lot 5	✓
Lot 6 : New housing up to 10 units	✓ Split into 4 lots	✓	✓	✓
Lot 7 : New housing over 10 units	Included in East Lot 7	✓	Included in West Lot 7	✓

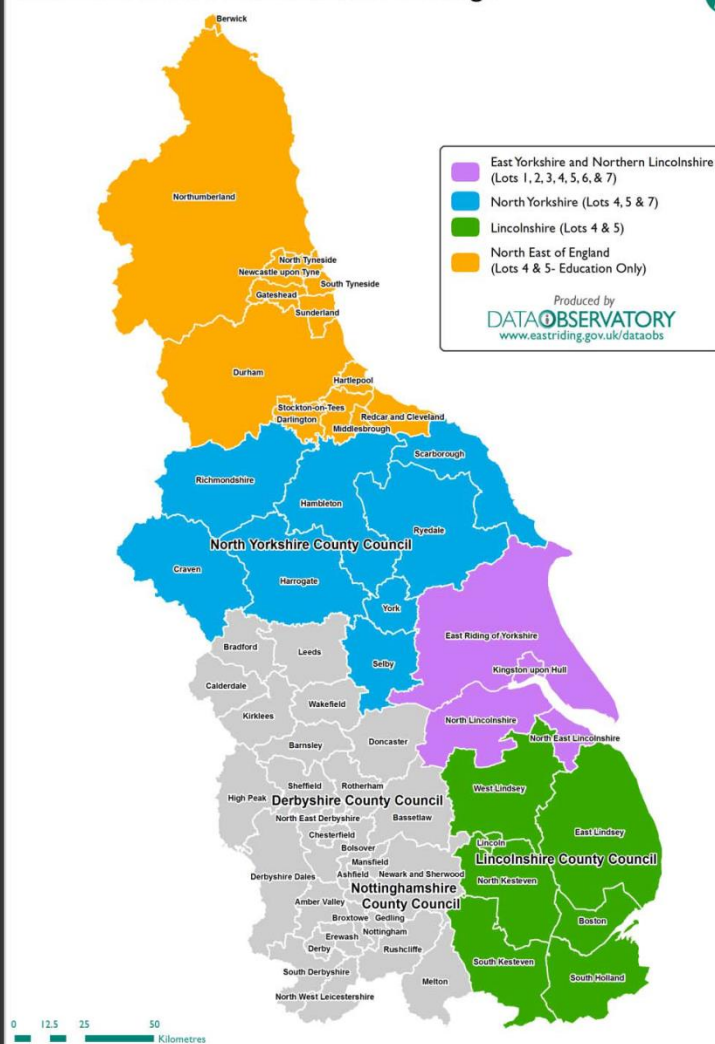
Note - Housing refurbishment works is delivered through lots 1-5

YORbuild2 North Area Framework Coverage



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YORbuild2 East Area Framework Coverage



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	Area and Lot																																		
	East							South					West							North A Scarborough & Ryedale				North B Richmond & Hambleton				North C Craven & Harrogate				North D Selby & York			
Contractor	1	2	3	4	5	6	7	1	2	3	4	6	1	2	3	4	5	6	7	1	2	3	6	1	2	3	6	1	2	3	6	1	2	3	6
Balfour Beatty Construction Ltd				✓	✓						✓					✓																			
BAM Construction				✓	✓						✓					✓	✓																		
Bardsley Construction Limited																✓	✓		✓																
Bermar Building Co Ltd													✓	✓														✓				✓			
C D Potter and Sons Limited							✓						✓																						
Clugston Construction Ltd		✓	✓	✓	✓				✓	✓	✓				✓	✓	✓	✓					✓			✓			✓	✓			✓	✓	
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Galliford Try Construction Ltd				✓	✓						✓						✓	✓																	
Geo. Houlton & Sons Ltd	✓	✓	✓	✓		✓	✓			✓	✓					✓			✓	✓	✓	✓								✓	✓	✓			
Hall Construction Group		✓				✓			✓			✓							✓				✓				✓							✓	
Henry Boot Construction Limited			✓							✓						✓															✓			✓	
Hobson and Porter Ltd	✓	✓	✓			✓	✓	✓				✓	✓						✓		✓		✓	✓	✓	✓		✓			✓	✓		✓	
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ISG Construction Ltd				✓	✓						✓						✓	✓																	
JP Developers Limited	✓							✓					✓							✓				✓								✓			
Keepmoat Regeneration Limited			✓		✓		✓			✓						✓		✓		✓							✓				✓			✓	
Kier Construction (Building & Construction)				✓	✓						✓						✓	✓																	
Kier Living							✓												✓																

Key
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Lot 2 : over £250,000 - £1,000,000
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Management Cubed Ltd	✓	✓	✓					✓	✓	✓				✓	✓	✓					✓	✓	✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	
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O & P Construction								✓	✓				✓																							
Pacy & Wheatley Ltd	✓							✓	✓					✓	✓						✓	✓			✓	✓			✓				✓			
R H Fullwood & Co Ltd	✓	✓						✓	✓					✓	✓													✓	✓			✓	✓			
Robertson Construction Group Ltd			✓							✓						✓							✓				✓			✓			✓			
S Voase Builders Limited	✓					✓								✓	✓				✓		✓	✓		✓								✓			✓	
Sanderson Building Services Limited								✓						✓																	✓					
Sangwin Group	✓	✓																																		
Simpson (York) Limited																					✓	✓			✓	✓		✓	✓			✓				
Strategic Team Maintenance Co Ltd						✓							✓						✓				✓			✓			✓						✓	
T H Michaels (Construction) Ltd						✓							✓						✓																	
Termrim Construction													✓						✓										✓						✓	
Tom Willoughby Limited																					✓				✓			✓			✓					
Transcore Limited						✓							✓										✓												✓	
United Living							✓													✓																
Walter Carefoot & Sons (Construction) Ltd																													✓							
Walter Thompson (Contractors) Limited																						✓				✓	✓		✓			✓				
Wates Construction Limited				✓	✓		✓				✓							✓	✓																	
Wharton Construction																								✓	✓		✓	✓								
Wildgoose Construction Ltd							✓																✓				✓									
William Birch & Sons Ltd	✓	✓	✓					✓	✓	✓				✓	✓	✓					✓	✓	✓		✓	✓	✓		✓	✓	✓		✓	✓		
Willmott Dixon Construction Limited				✓	✓						✓							✓	✓																	
Willmott Dixon Housing							✓													✓																
No. appointed to Lot	10	10	10	10	10	8	10	10	10	10	10	8	10	10	10	10	10	10	7	10	10	10	10	7	10	10	10	4	10	10	10	5	10	10	10	7

Outcomes



E Riding HCA 2010-12 Programme

- 1st round of HCA funding
- 331 dwellings constructed on 32 different sites
- Brownfield & Greenfield sites
- Smallest site 2 dwellings
- Largest site 90 dwellings
- Some fully designed/ some D&B
- Code level 4
- Most were 2 bed properties



Age in place properties



General needs houses



Age in place properties

Outcomes contd.



E Riding HCA 2012-15 Programme

- Mostly small family 2 bed accommodation
- 90 dwellings constructed on 10 different sites
- Land availability challenging
- Smallest site 4 dwellings
- Largest site 48 dwellings
- Some fully designed/ some D&B
- Code level 3



Garage Site: 4 Dwellings Pocklington



Infill Site: 4 Dwellings Leconfield



Infill Site: 4 Flats for the Autistic

Framework Strategy

CONSTRUCTION FRAMEWORKS FOR YORKSHIRE & HUMBER



Framework Strategy



SUPPLY CHAIN ENGAGEMENT PROGRAMME

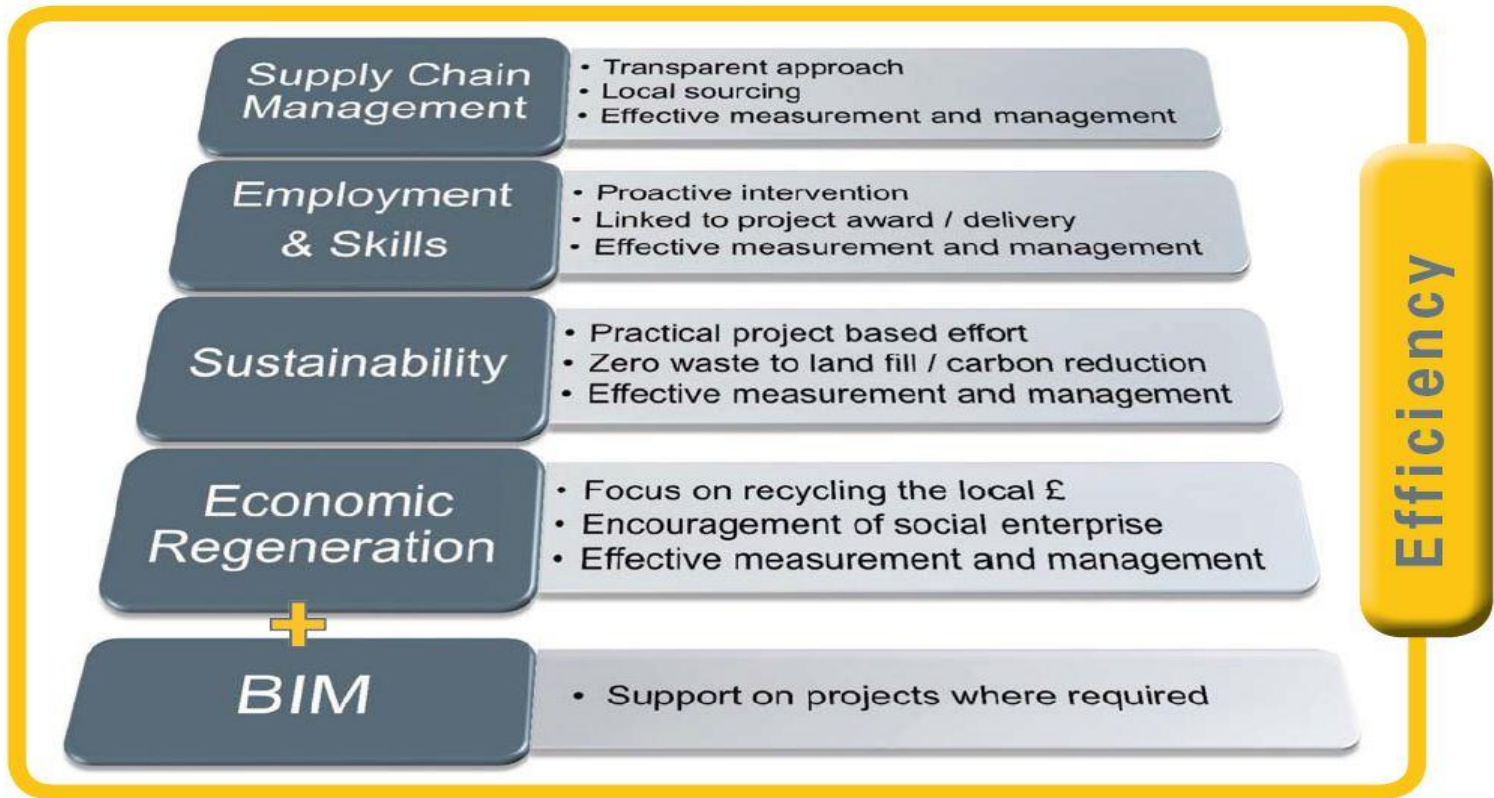


CONSTRUCTION APPRENTICESHIPS FOR YORKSHIRE & HUMBER

THIS PROGRAMME IS PART-FUNDED BY CITB CONSTRUCTION SKILLS



SUPPORTING COMMUNITY PROJECTS



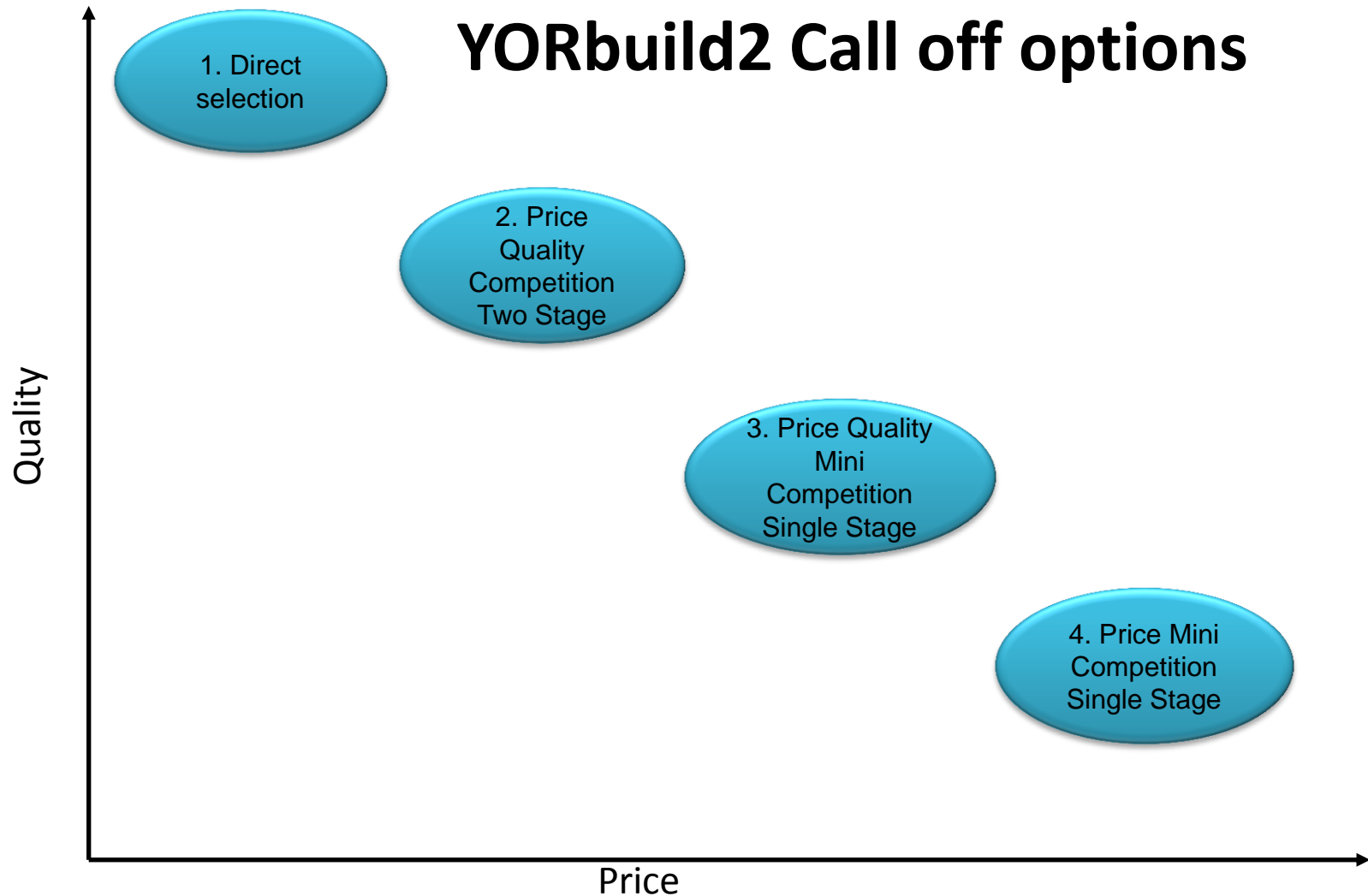
Framework Operation and Management

CONSTRUCTION FRAMEWORKS FOR YORKSHIRE & HUMBER





YORbuild2 Call off options



Call-off arrangements



- Mini Competition
 - All firms in each lot are invited to participate, subject to satisfying pre-selection tests
 - Price/quality ratios can vary
 - Flexibility e.g. first stage of two stage selection process can be done in 2 parts
 - Potential to bundle projects for supply continuity

Call-off arrangements



- Direct selection (rotation)
 - Ranking will be assessed using the combined price/quality scores from the Tenders for the Framework Arrangements.
 - The top ranking Supplier will be offered the first opportunity and subsequent offers will be made to other Suppliers in a lot in order of ranking until all Suppliers have had an opportunity, then the process will repeat.

Pricing generally



- Contractors percentages and prices tendered for the framework are **capped** and can be the same or lower on call-off projects.
- Contractors Framework prices must be applied to all call off contracts.
- The YORbuild call off fee is included within the Contractor's fee percentage and is not identified separately. Payment of these call off fees are to be made by Contractors directly to YORbuild. The client or PM is not involved in the payment process.

Framework Pricing



Not to exceed Pricing element
a) NEC3 Fee %'s
b) JCT Overheads & Profit %'s
c) Design on-costs
d) Schedule of Rates – <ul style="list-style-type: none">• Equipment/ Plant• Site Accommodation• People

Performance Assessment Events



- No.1 – KPI's (6 national/ 4 framework specific) scored by client
- No.2 – Based upon quarterly RAG scores of ongoing projects by client
- No.3 – Rate of return of information e.g. Waste statistics/ E&S outputs (YORhub)
- No.4 – Tender performance on last 3 projects(YORhub)
- No.5 – Framework engagement activities e.g. promotion of framework (YORhub)
- Sanctions apply e.g. sin-binning



What makes it work

- A 'managed' framework approach
- Regionally orientated
- Promotes collaboration between client, advisors, contractors, supply chain

Why YORbuild2



- Has flexibility in processes and contract options
- On-line procedures & management systems
- New Models of Procurement supported e.g. cost led procurement where client can set house build cost
- Range of contractors available relevant to value/ nr of housing units
- Supports Social Value
- Low cost to access
- NACF accredited

Q&A

CONSTRUCTION FRAMEWORKS FOR YORKSHIRE & HUMBER

