



Routes To Market

How to Procure Tilbury Douglas
through OJEU compliant routes

Midlands UK Building Division

**Tilbury Douglas are on a variety
of frameworks, both nationally
and regionally.**

**This handy guide explains the
routes available to our customers.**



DfE Construction Framework



All Tilbury Douglas Regional Building divisions are on the Department for Education Framework 2021, Medium value band works.

Tilbury Douglas have a long history of delivering schools and colleges for the DfE for various school funding programmes over the years.

How the framework works for customers

Education projects majority funded by the Department for Education are generally procured through the CF21 framework.

Contractors tend to bid in mini-competitions to win projects, however direct awards are possible in special circumstances.

Tilbury Douglas in the Midlands have delivered multiple mainstream and special schools on the framework and in previous iterations.

Tilbury Douglas have been long standing highest scoring contractor on the framework according to KPI's. We are closely monitored and measured on all aspects of delivery.

Projects tend to be awarded to contractors and contractor design teams at a pre-planning.

Through this route, contractors tend to select their own design teams, however in some circumstances where planning has already been achieved, the design team can be novated.



Key Details

Public/ Private Ownership Model?	Public
Sector Specific?	Schools / Colleges Only
Value Banding	Medium Value Band £6m-£12m (can be extended down to £5m and up to £16m) Batching available
Date Commenced	Dec 2021
Renewal Date	Dec 2025
Contractors	<p>Lot 4 East Midlands</p> <ul style="list-style-type: none"> • Tilbury Douglas Construction Limited • Galliford Try Building Limited • Morgan Sindall Construction and Infrastructure Ltd • ISG Construction Ltd • John Graham Construction Ltd • Henry Boot Construction Limited <p>Lot 5 West Midlands</p> <ul style="list-style-type: none"> • Tilbury Douglas Construction Limited • Galliford Try Building Limited • Morgan Sindall Construction Ltd • ISG Construction Ltd • Bouygues UK
FW Account Manager (Tilbury Douglas)	Ben Hull, Tilbury Douglas National & Strategic Accounts ben.hull@tilburydouglas.co.uk
Contract Types Eligible	JCT D&B
Procurement Route Options	2 stage design & build / or construct only
Direct Award?	Local competition or direct award on singular schemes only
Website	Construction framework handbook 2021 - GOV.UK (www.gov.uk)

Tilbury Douglas in the Midlands have been awarded a core supplier position on two lots across both Pagabo Medium Works and Pagabo Refit & Refurbishment frameworks.

Medium Works

Benefit from streamlined procurement and best value on all your mid-sized construction projects through the Pagabo National Framework for Medium Works. Running until 2027, this fully OJEU compliant Framework can be used to commission a full range of building works, for which Tilbury Douglas can service between the values of £1m to £10m.

Refit & Refurbishment Framework

Access specialist contractors to convert, improve and restore buildings through renovation and incorporate the very latest in modern systems, through retrofit. Fully OJEU compliant, Pagabo's National Framework Agreement for Refit and Refurbishment solutions is operating until May 2027 and Tilbury Douglas are core suppliers on all value bands over £1m.

There's complete flexibility in how you award your contract - either direct award your preferred contractor or go through a further competition with a selected few.

Key Benefits to Client

- **Simplicity** - take the complication out of procurement, so all our Frameworks are free to access and easy to use.
- **Transparency** - Our fees are fully transparent and charged as an agreed percentage of the construction costs.
- **Value for Money** - Each of our contractors has met rigorous selection criteria around quality of work and competitive pricing.
- **Flexibility** - Whether it's a Direct Award or Further Competition, our Frameworks support a range of procurement processes.
- **Support** - provide support and advice throughout your project, from feasibility to handover through to completion. Pagabo will support in creation of tender docs etc.
- **Stability** - We monitor the financial stability of our contractors to ensure they continue to be a safe pair of hands for your project.

Key Details

Public/ Private Ownership Model?	Private
Sector Specific?	Any publicly or privately funded project
Value Band	<p>Medium Works Framework Lot 3- £1m-£5m Lot 4- £5m-£10m</p> <p>Refit & Refurbishment Framework Lot 3- £1m-£5m Lot 4- £5m-£15m Lot 5- £15m+</p>
Date Commenced	<p>Medium Works Framework -Jan 2023 Refit & Refurbishment Framework- May 2023</p>
Renewal Date	2027
Contractors	<p>Medium Works framework <i>Broken down into local areas, check lists for clarity:</i> Lot 3: 11 suppliers covering various counties Lot 4: 11 suppliers covering various counties</p> <p>Refit & Refurb framework Lot 3: 12 suppliers covering various counties Lot 4: 11 suppliers covering various counties Lot 5: 12 suppliers covering various counties</p>
Tilbury Douglas Framework Account Manager	Don Stewart, Business Development Director don.stewart@tilburydouglas.co.uk
FW Account Manager (Ext.)	Adam Brumfitt, Pagabo adam.brumfitt@pagabo.co.uk
Contract Types Eligible	NEC3, NEC4 & JCT
Procurement Route Options	Two stage and Single Stage
Direct Award?	Yes – available with a short business case form
Website for more information	Medium Construction Works Framework - Pagabo Refit & Refurbishment Framework - Pagabo

Procure Partnerships













Procure Partnerships
FRAMEWORK

The Procure West Midlands Framework and the Procure East Midlands Framework are fully PCR 2015 compliant framework notified on Find a Tender Service (formerly the OJEU).

The framework is divided into regional-specific value banded lots. You can choose from different call off options; two-stage mini-competition, single-stage competitive tender, or direct award.

The framework can be used for Design and Build, or Build Only projects, and you can choose from 8 call-off contracts.

For a full tailored document selling the benefits of the framework, please ask [Jess Taylor](#)

 Free To Access	 OJEU And PCR15 Compliant	 Design And Build Or Build Only	 Flexible Forms Of Contract	 Transparent Fee Structure
 Fixed Contractor Overhead & Profit	 Single Stage Or Two Stage Tenders	 Free Project Delivery Support	 Demonstrable Value For Money	 Quick Contractor Appointments

Key Details

Public/ Private Ownership Model?	Private
Sector Specific?	Any publicly funded project
Value Band	<p>East & West Midlands - Construction</p> <ul style="list-style-type: none"> £5m-£15m £15m - £30m £30m+ <p>East & West Midlands -Decarbonisation</p> <ul style="list-style-type: none"> £1m-5m £5m-£15m £15m+
Date Commenced	Nov 2023
Renewal Date	Nov 2027
Contractors	There are 8 x contractors on each value band, follow the links for more details
FW Account Manager (TD)	<p>Paul Harvey, Tilbury Douglas NaSA paul.harvey@tilburydouglas.co.uk</p> <p>Midlands – Jessica Taylor, BDM jessica.taylor@tilburydouglas.co.uk</p>
FW Account Manager (Ext.)	<p>West Midlands: Lauren Banks lauren@procurepartnerships.co.uk</p> <p>East Midlands: Tom Woolley tom@procurepartnerships.co.uk</p>
Contract Types Eligible	Any
Procurement Route Options	2 Stage, 2 stage express, single stage, direct award
Direct Award?	Yes – available with a short business case form
Website for more information	Framework West Midlands - Procure Partnerships Framework United Kingdom Contract Framework, East Midlands, UK Procure Partnerships Framework

Construction Works and Associated Services (CWAS)



The Construction Works and Associated Services (CWAS) framework can be used across a range of construction projects; from building or civil engineering to new-build, refurbishment or restoration.

The framework aligns with the Construction Playbook, and provides a solid foundation for public sector bodies to achieve the best outcomes and value for their investment across the whole construction lifecycle.

CCS is a national government run framework. The approach suites knowledgeable clients with procurement teams that can use the framework as a platform to lead their own procurement process. The Framework is based on quality, so although there are a lot of competitors within each lot, they tend to be on the larger side, ie. Tier 1 contractors.

This framework is available to all public sector organisations including government departments and devolved administrations.

The benefits of this framework include:

- Standard boilerplate amendment to ensure consistent implementation of government policy
- Progressive: The framework takes account of key industry objectives outlined in Construction 2025
- Advanced alliancing capability: The framework includes optional, advanced, innovative contract arrangements
- Verified supply chain
- Value for money: The framework facilitates a life cycle and whole life cost approach, with a high focus on quality. Clients have the flexibility to alter the quality/cost weightings at competition stage
- Social value: The framework has a strong focus on social value and customers can use the Themes Outcomes and Measures (TOMS) framework to measure outcomes
- Sustainability: The framework works hard to supports customers and suppliers to work together to achieve sustainable solutions
- Fast and flexible: provides a streamlined, guided route to access a comprehensive pre-approved selection of suppliers either through direct award or a competitive process. Accessible through all procurement routes, tendering methods, design methodologies and payment arrangements

Key Details

Public/ Private Ownership Model?	Public
Sector Specific?	Any publicly funded project
Value Band	Lot 2 Construction Works, £3m- £10m Lot 3 Construction Works, £10m- £30m Lot 4 Construction Works, £30m- £80m Lot 5 Construction Works £80m+ Lot 6 Residential Lot 7 High Rise Lot 11 Construction Management
Date Commenced	Sep-2019
Renewal Date	Sep-2026
Contractors	<p>For the majority of lots there are 12+ Contractors, most of which are Tier 1 status. Given the volume of Lot's and competition, please check website for more details</p> <p>Construction Works and Associated Services - CCS (crowncommercial.gov.uk)</p>
Tilbury Douglas Framework Account Manager	Mark Sumner, Tilbury Douglas NaSA mark.sumner@tilburydouglas.co.uk
Contract Types Eligible	NEC3, NEC4, JCT / SBCC, PPC2000
Procurement Route Options	Traditional, Single Stage, Two Stage. Quality price split is recommended as 75% / 25%- Construction Playbook based Quality Questions
Direct Award?	Yes
Website	Construction Works and Associated Services - CCS (crowncommercial.gov.uk)

NHS SBS Public Sector Construction Works

Shared Business Services



The aim of the PS-Works: Public Sector Construction Works Framework Agreement is to provide the NHS and wider public sector clients with a compliant route to market for the provision of quality and value for money construction works projects from a mixture of tier 1 and regional contractors. The framework provides pricing structures such as overheads and profits, design fees and rate cards for members of staff and is suitable for design and build, build only and refurbishment projects.

This framework for construction works covers all types of building and construction works; design works; alteration and refurbishment, which includes electrics and plumbing; works packages including demolition and remediation; as well as additional services that include planning application and full architectural design.

Benefits to Clients

Mini-Competitions

Ability to tailor individual requirements via the use of further competitions.

Direct Award

The agreement allows all participating authorities to direct award if the conditions laid out in the framework are met.

Clear Pricing Structure

Clear regionalised pricing structure for Lots 1-3 and uniform national pricing structure for Lots 4 & 5.

Form of Call-off Contract

The choice and flexibility to utilise a number of model form contracts such as JCT and NEC.

Collaborative

The framework is built upon the FAC-1 Contract to ensure collaboration throughout.

Local and National Contractors

The agreement allows for access to large national Contractors, but also a healthy number of regional SMEs to suit all types of construction projects.

Government Strategy and Modern Methods of Construction (MMC)

Support government strategy by ensuring that social value, sustainability and MMC are incorporated within the agreement to ensure best value is delivered.

Construction Playbook

Although this framework predates the Playbook, a number of the key themes we have introduced chime with the government's stated aims.

Key Details

Public/ Private Ownership Model?	Public
Sector Specific?	Health, but other sectors can use
Value Band	Lot 2 - Public Sector projects valued £2.5M - £5M Lot 3 - Public Sector projects valued £5M - 15M
Date Commenced	Dec 2020
Renewal Date	December 2023 (with the option to extend for a further 2 x 24 months)
Contractors	Lot 2- G F Tomlinson Building Tilbury Douglas J Tomlinson Wates Construction Seddon Construction Speller Metcalfe Malvern MTX Contracts Stepnell Lot 3 - Morgan Sindall Tilbury Douglas Kier Construction Limited BAM GMI Construction Group Galliford Try Construction Bowmer + Kirkland Wates Construction
Tilbury Douglas Framework Account Manager	Paul Harvey, NaSA paul.harvey@tilburydouglas.co.uk
Contract Types Eligible	The choice and flexibility to utilise a number of model form contracts such as JCT and NEC
Procurement Route Options	Traditional, Single Stage, Two Stage. Quality price split is recommended as 75% / 25%- Construction Playbook based Quality Questions
Direct Award?	Yes
Website	PS-Works: Public Sector Construction Works - NHS SBS

LHC Public Buildings Construction & Infrastructure (PB3)



Otherwise known as: Consortium Procurement Construction (CPC)



LHC Lifetime Values

LHC is a not-for profit organisation. Well established and have developed nationally out of LHC in London. Profits are shared with framework clients in proportion to their project values

In addition to providing clients with competitively tendered Framework Agreements for building works, goods, and services LHC is committed to delivering tangible social value and community benefits in meeting local and regional needs. LHC work with our clients and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

LHC has aligned its activities to create the LHC Lifetime Values, which uses the 4 key value capitals as identified in the value toolkit by the Construction Innovation Hub.

During the life of the Framework LHC will work with clients and appointed companies to promote, identify, implement, and monitor the impact of these value capitals, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local and regional needs.

The CPC framework for Public Buildings Construction and Infrastructure is available to all local authorities, housing associations and other public sector bodies for the construction of new buildings, extensions and refurbishment of public buildings and infrastructure works.

Fully OJEU compliant, this framework is suitable for:

- Education buildings
- Healthcare buildings
- Emergency services buildings
- Community buildings
- Offices and other buildings for social infrastructure
- Residential properties when part of a mixed-use development
- Conversion of commercial buildings for residential use
- Student accommodation
- Associated works that may be required to deliver the types of buildings above or other public buildings
- Infrastructure works such as bridges, retaining walls, drainage and new roadways

Key Details

Public/ Private Ownership?	Public
Sector Specific?	Any Publicly Funded Project
Value Band	Workstream 3 £2m-7m Workstream 4 £7m-£14m
Date Commenced	Dec 2020
Renewal Date	December 2025(with the option to extend for a further 2 years)
Contractors	There are many national and regional contractors on PB3, please visit web page for full details.
Tilbury Douglas Framework Account Manager	Paul Harvey, Tilbury Douglas NaSA paul.harvey@tilburydouglas.co.uk
Contract Types Eligible	The choice and flexibility to utilise a number of model form contracts such as JCT and NEC
Procurement Route Options	Single Stage, Two Stage
Direct Award?	Yes
Website	https://www.lhc.gov.uk/frameworks/construction-extension-and-refurbishment/



Routes To Market

Contact Information

If you would like to discuss possible routes in more detail, and what might be the right fit for your project, please contact:

Jessica Taylor

Business Development Manager
Midlands UK Building

jessica.taylor@tilburydouglas.co.uk
07483 373825

