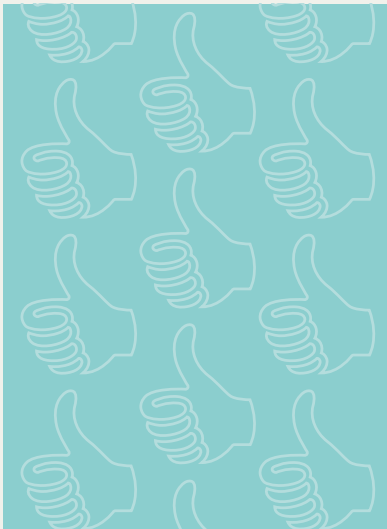


Your major successes



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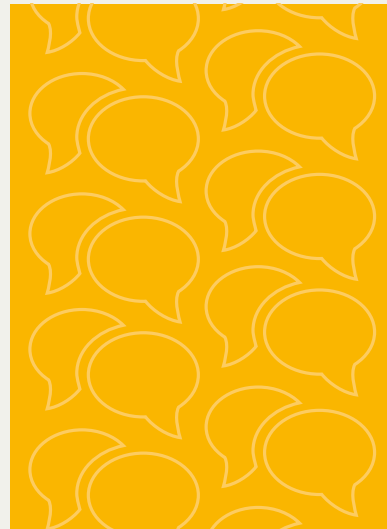
## SUMMARY

CEO introduction to our clients,  
sectors and achievements.



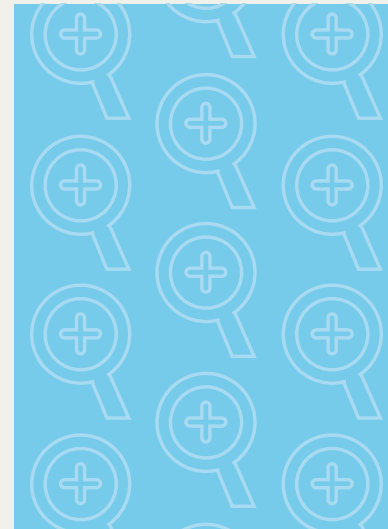
## SUCCESSES

Our achievements,  
expressed creatively.



## CLIENT STORIES

The Scape experience –  
in the words of our clients.



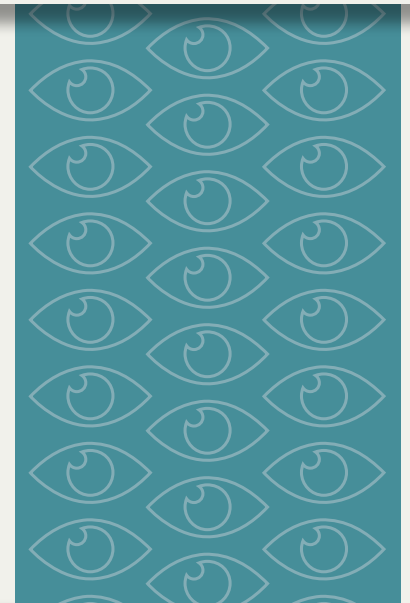
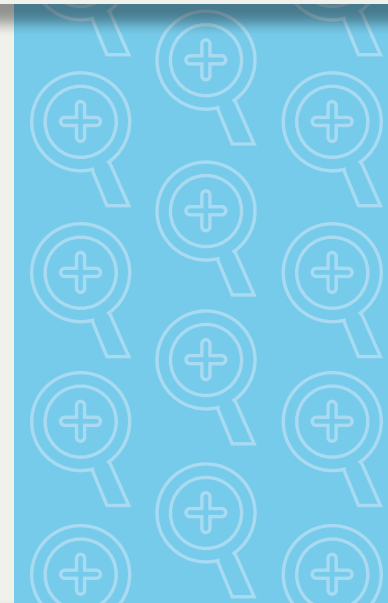
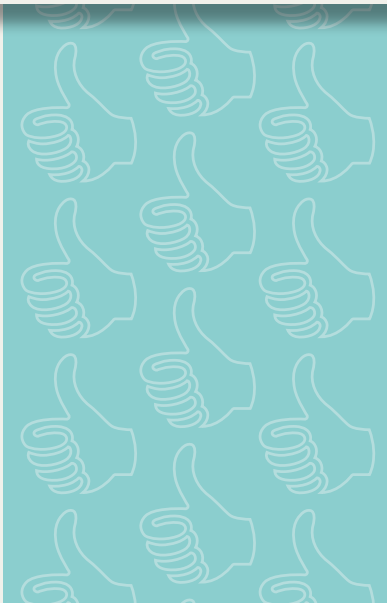
## PROJECT STORIES

Six key experiences  
we must share.



## PROJECT SNAPSHOTS

Engaging overviews of all  
Major Work projects.



# WELCOME

*A few Words from Mark Robinson and Rick Willmott,  
Chief Executives from Scape and Willmott Dixon.*



We are delighted to report that this past year has seen Scape's Major Works Framework continue to meet the shifting challenges of our clients within the public sector, across a variety of sectors. Ahead of the following pages, we would like to draw your attention to some key highlights during 2013/14.

## Clients and growth

Through a period of significant cuts in public spend we are pleased that clients new and old continue to choose Scape and Willmott Dixon to support them in meeting growing demands, with less resources available to them. During the last year, a further 130 clients have signed up to use Scape's framework, a fact we are immensely proud of. Looking forward, in collaboration with our clients, we will continue to innovate and we commit to never becoming complacent. With repeat clients accounting for around 75% of all live projects, we are confident that Willmott Dixon and Scape remain a very credible and complementary proposition for clients across the UK.

## Innovations

The last 12 months have seen a number of innovative new products and tools introduced across the framework for the benefit of our clients. These include a new project and performance management tool (MiProject), which is unique within the industry allowing clients to see their projects' performance metrics whenever it suits them. We have also introduced a range of CPD recognised training courses for our clients and have updated our 'Sunesis' range of predesigned Education, Leisure and Care buildings to ensure they stay in line with the latest public sector requirements. Looking ahead, through the Willmott Dixon Foundation and Scape's ReInvest programme, we will be supporting our client's communities further, helping to create new opportunities and building sustainable futures for young people across the UK.

## Continuous improvement

Completing projects on time and within budget (with no claims) is the minimum standard expected of Scape's delivery partner; adding value and bringing innovative solutions to complex and challenging projects is what they do best. This Annual Review looks at this, project by project, picking out best practice from a technical perspective with independent viewpoints from our clients to ensure all learning is recycled.

As we publish this review it is important that we recognise the contribution that John Frankiewicz has played leading Willmott Dixon's contribution to the Scape framework over the last few years. John is stepping down from Willmott Dixon after 30 successful years at the end of 2014, and our thanks and best wishes go to him.

We are very clear on the importance to our clients of a strong relationship between the framework's partners, and with that in mind Rick Willmott, Group Chief Executive at Willmott Dixon, will take over from John as Willmott Dixon's representative on the Scape Board. Rick is eager to work with Mark to bring both organisations even closer together and to build on the excellent foundation already in place.

We hope you enjoy this annual review as much as Scape and Willmott Dixon enjoy delivering the projects within it. We look forward to meeting tomorrow's challenges with you and excelling together.

Warmest regards,



**Mark Robinson**  
Chief Executive Officer  
Scape



**Rick Willmott**  
Chief Executive Officer  
Willmott Dixon



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS

# OUR CLIENTS

*Managed nationally - delivered locally*

Since 2006, in collaboration with our clients, Willmott Dixon and Scape have delivered 208 projects across a wide range of sectors throughout the UK.

All projects have all been delivered on time and on budget, an achievement we and our clients are extremely proud of. The adjacent map shows the number of projects delivered within each sector, in each UK region.



COMMERCIAL  
& RETAIL



EDUCATION



HEFE



HEALTHCARE



HOUSING



LAW & ORDER



LEISURE



TRANSPORT



SCIENCE &  
TECHNOLOGY



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



# OUR CLIENTS

*Managed nationally - delivered locally*

The following is a list of clients currently using the Major Works Framework to deliver projects across a wide range of sectors.

## Commercial & Retail

City of London Corporation  
Clyde Gateway  
Darlington Borough Council  
Durham County Council  
Harborough District Council  
Herefordshire County Council  
Highland and Islands Enterprise  
Hinckley & Bosworth Borough Council  
Irvine Bay Regeneration Company  
Leicester City Council  
Mendip District Council  
North Somerset Council  
Nottingham City Council  
Nottingham City Homes  
Scottish Enterprise  
South Tyneside Council  
Sunderland City Council  
Walsall Council  
Walsall Metropolitan Borough Council



## Education

Al Madinah Education Trust  
Bedford Borough Council  
Bradford City Council  
Bristol City Council  
Calderdale Council  
Central Bedfordshire Council  
Constable Educational Trust  
Derby City Council  
Derbyshire County Council  
Dioceses of Oxford  
Doncaster Metropolitan Council  
Gildredge House Free School  
Gordano School, Portishead  
Greenwich Free School  
Hackney New School Trust  
Harpenden Free School Trust  
Heathcote School and Science College  
Highlands Council  
Holyport Free School Trust  
Inspiration Trust  
Isle of Wight Council  
Isle of Wight College (The)

Kent County Council  
London Borough of Enfield  
Leicester City Council  
Leicestershire County Council  
Lincolnshire County Council  
Liverpool City Council  
London Borough of Bexley  
London Borough of Croydon  
London Borough of Merton  
Michaela Free School Trust  
Neath Port Talbot County Borough Council  
New Line Learning Academy  
North East Surrey College of Technology (NESCOT)  
North Somerset Council  
Nottingham City Council  
Oakbank Free School  
One in a Million Charity Trust  
Powys County Council  
Priory Community School (an Academy Trust)  
Rosedale Hewens Academy Trust



## HEFE

Bournemouth University  
Bristol & South Gloucestershire UTC  
Oldham Metropolitan Borough Council  
Leeds University  
Lincoln College  
Loughborough College  
North Somerset Council  
Royal Holloway University of London  
South Gloucester & Stroud College  
The Bournemouth & Poole College  
The Meller Educational Trust  
The Oldham College  
University of Leicester  
University of London  
University of Sheffield  
University of South Wales  
University of Sussex  
University of Warwick  
University of West London



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS

## Healthcare

City Hospitals Sunderland NHS Trust  
NHS South Tyne & Wear  
Nottingham City Council  
Sunderland Teaching PCT  
Walsall Council



## Housing

Ashfield District Council  
Caledonia Housing Association  
Corby Borough Council  
Family Mosaic  
Rooftop Housing Association  
St George's University  
Thurrock District Council  
Uttlesford District Council  
Walsall Housing Group  
West Dunbartonshire County Council  
Wrekin Housing Trust



## Law & Order

Avon Fire & Rescue Service  
City of London Corporation  
Leicestershire Constabulary  
Northumbria Police Authority  
South Wales Police Authority  
West Midlands Police



## Transport

Darlington Borough Council



## Leisure

Allerdale Borough Council	North Somerset Council
Bournemouth Borough Council	Redcar and Cleveland Council
Calderdale Council	South Tyneside Council
Coventry Council	St Albans Borough and District Council
Dartford Borough Council	Sunderland City Council
Forestry Commission	Tewkesbury Borough Council
Gateshead Council	Westminster City Council
Leeds University	
Middlesbrough Borough Council	



## Key



COMMERCIAL  
& RETAIL



EDUCATION



HEFE



HEALTHCARE



HOUSING



LAW & ORDER



LEISURE



TRANSPORT



SCIENCE &  
TECHNOLOGY



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



*Your major successes*



# SUCCESSES & ACHIEVEMENTS

Over the following pages, we have creatively expressed our achievements.



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



Our commitment to local spend since 2010 has resulted in

# £593,091,300

## BEING INVESTED IN LOCAL COMMUNITIES ON SCAPE PROJECTS



### CLIENT SATISFACTION



### EMPLOYMENT AND SKILLS

38,494

Total young people supported

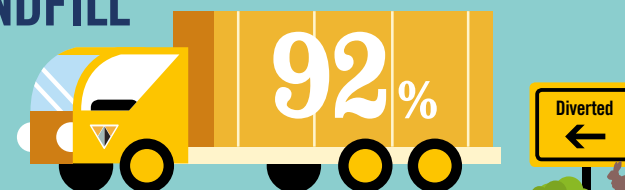
10,778

Total training weeks



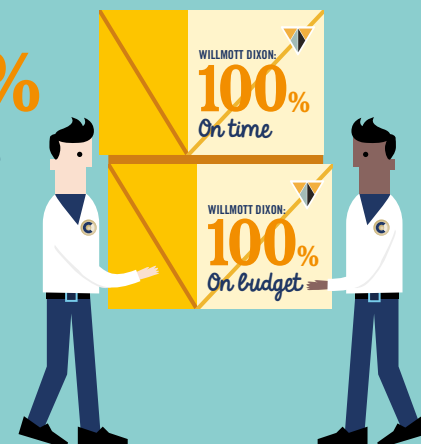
# 92%

WASTE DIVERTED FROM LANDFILL



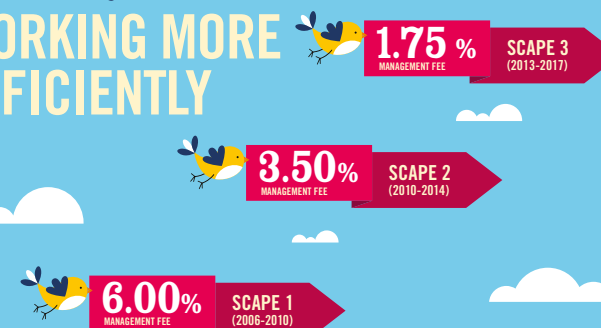
# 100%

OF PROJECTS DELIVERED ON TIME AND ON BUDGET



Continuously improving value

## WORKING MORE EFFICIENTLY



SUMMARY

SUCCESSES

CLIENT STORIES

PROJECT STORIES

PROJECT SNAPSHOTS



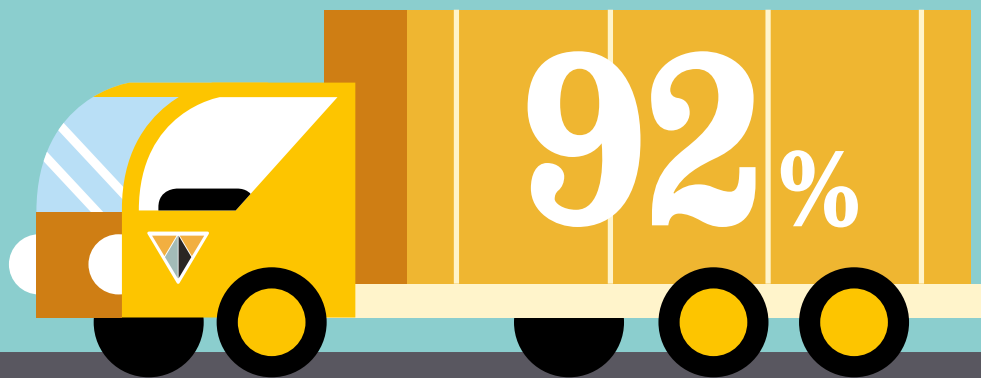
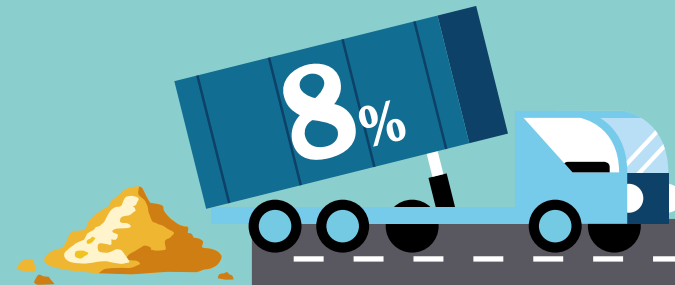
# 92%

## WASTE DIVERTED FROM LANDFILL

*Willmott Dixon are the UK's only construction company with Carbon Trust recognition for year-on-year cuts in carbon footprint.*



Willmott Dixon were the first UK major contractor to win a Queen's Award for Sustainable Development in 2014.



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



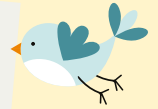
PROJECT  
SNAPSHOTS

*Our commitment to local spend since 2010 has resulted in*

# £593,091,300

## BEING INVESTED IN LOCAL COMMUNITIES ON SCAPE PROJECTS

Source: UK Contractors Group,  
Construction in the UK, The  
economic and social benefits of  
investment. May 2012.



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





# CLIENT SATISFACTION

Source: Constructing  
Excellence KPI Zone,  
August 2014.



Service  
**8.8/10**

WHICH IS EQUAL TO, OR BETTER THAN

**86%**

OF THE UK  
CONSTRUCTION SECTOR

WILLMOTT DIXON  
SINCE 1852

Product  
**8.6/10**

WHICH IS EQUAL TO, OR BETTER THAN

**73%**

OF THE UK  
CONSTRUCTION SECTOR

 Scape



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES

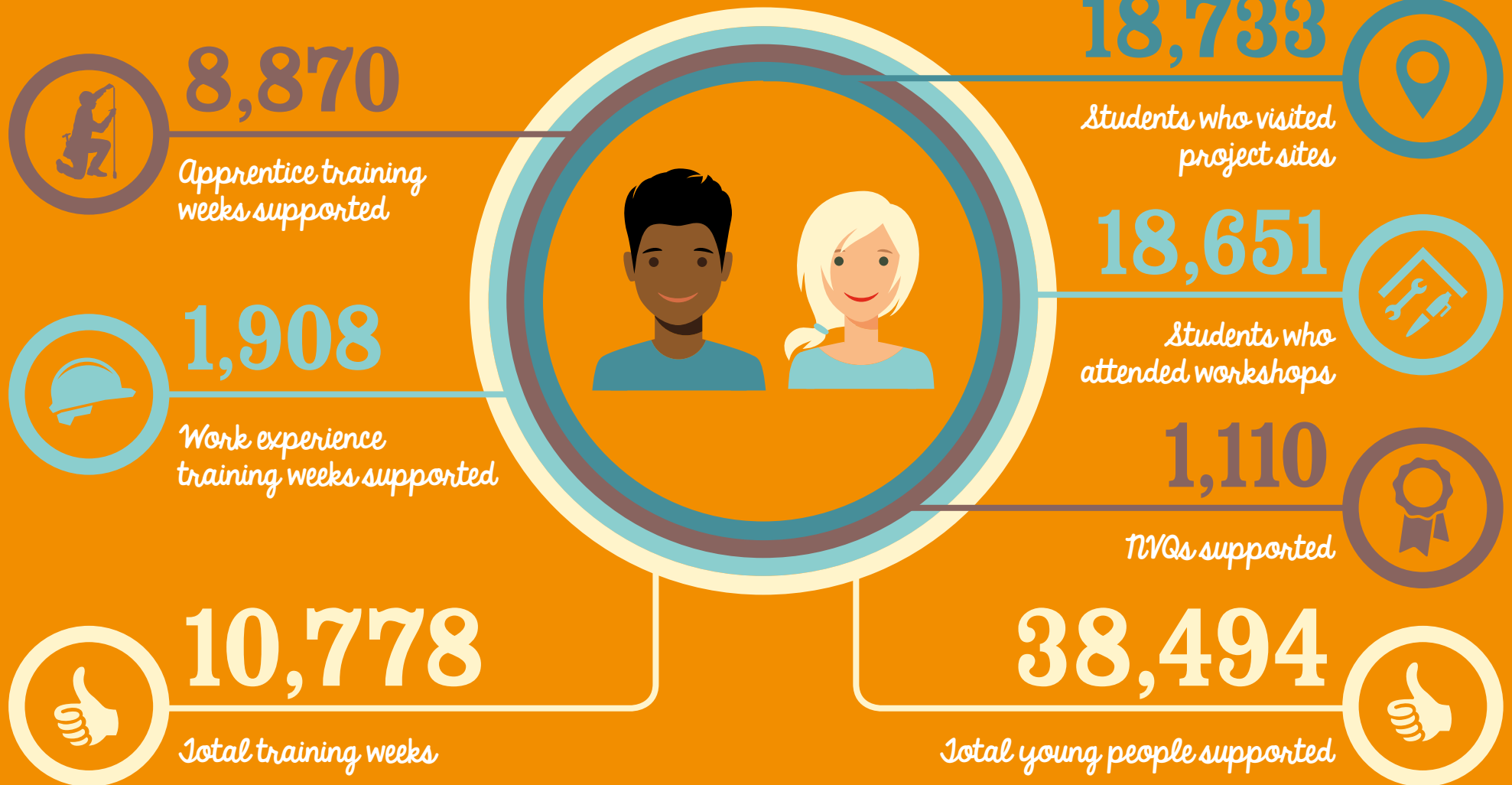


PROJECT  
SNAPSHOTS

# EMPLOYMENT AND SKILLS SINCE 2010

*Training weeks:*

*Young people supported:*



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES

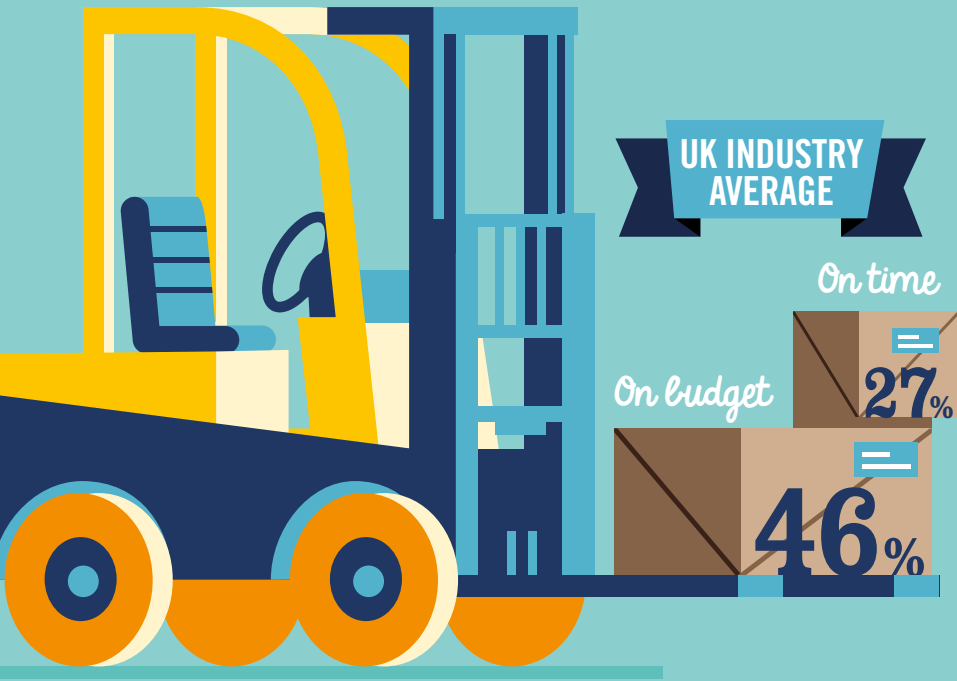


PROJECT  
SNAPSHOTS

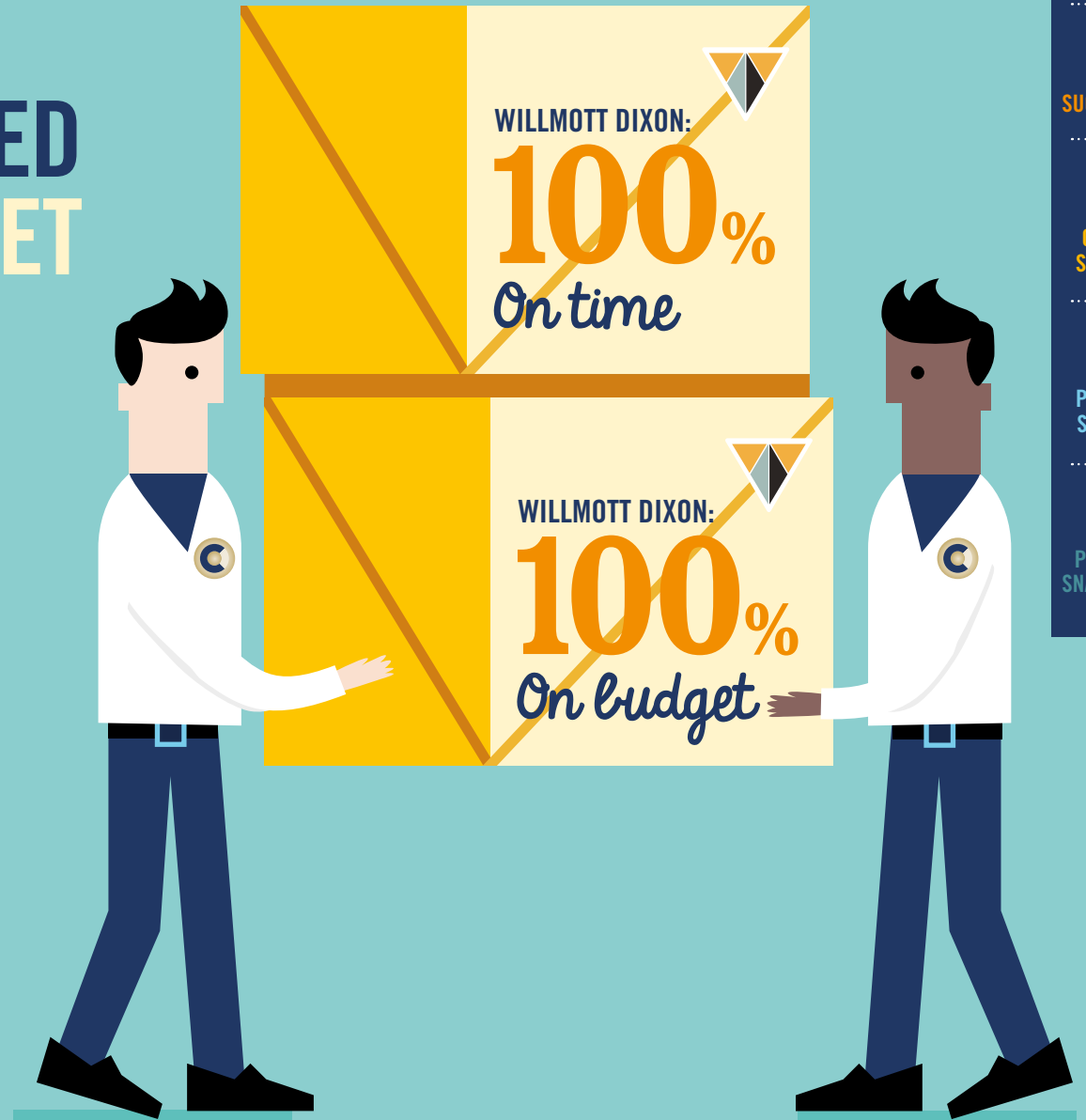


# 100%

## OF PROJECTS DELIVERED ON TIME AND ON BUDGET SINCE 2006



\*Based on projects on £5million or more. Source: Glenigans UK Industry Performance Report 2012.



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS

# Continuously improving value WORKING MORE EFFICIENTLY

During the last 7 years, Willmott Dixon have become more efficient and effective, resulting in our management fee reducing from 6% in 2006 to 1.75% in 2013, delivering further value for our clients.



# QUALITY

*We are proud of the prestigious awards our client's projects have won during the last year.*



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES










PROJECT  
SNAPSHOTS

## • SCAPE AWARDS 2013/14 •

 BRITISH GYPSUM NATIONAL AWARD FOR QUALITY NATIONAL AWARD WINNER	 BUILT-IN QUALITY AWARD WINNER	 CONSTRUCTING EXCELLENCE SOUTH WEST PROJECT OF THE YEAR AWARD WINNER	 CONSTRUCTING EXCELLENCE WALES WASTE AWARD WINNER	 CONSTRUCTING EXCELLENCE WEST MIDLANDS AWARDS INNOVATION AWARD WINNER	 CONSTRUCTION MANAGER OF THE YEAR FINALIST	 LABC REGIONAL AWARD BEST EDUCATION BUILDING WINNER	 LEICESTER MERCURY SCHOOL AWARDS SCHOOL OF THE YEAR WINNER
OAKFIELD PRIMARY SCHOOL	OAKFIELD PRIMARY SCHOOL	WESTON-SUPER-MARE TOWN HALL	ASHCOMBE PRIMARY SCHOOL	OAKFIELD PRIMARY SCHOOL	BRISTOL TECHNOLOGY AND ENGINEERING ACADEMY	ST FRANCIS PRIMARY SCHOOL	ASHMOUNT SEN SCHOOL
 NORTH EAST CONSTRUCTING EXCELLENCE AWARDS PROJECT OF THE YEAR AND BEST VALUE CATEGORIES WINNER	 RIBA BUILDING OF THE YEAR AWARD FOR CONSERVATION WINNER	 LABC NATIONAL AWARD BEST EDUCATION BUILDING WINNER	 RICS AWARDS 2014 COMMUNITY BENEFIT SHORTLISTED	 RICS AWARD 2013 SOUTH WEST AND WALES COMMERCIAL CATEGORY WINNER	 RICS EAST MIDLANDS BUILDING CONSERVATION AWARD 2014 WINNER	 RICS AWARDS 2014 RESIDENTIAL AWARD SHORTLISTED	 BRITISH GYPSUM INTERNATIONAL AWARD FOR QUALITY INTERNATIONAL AWARD HIGHLY COMMENDED
ST BENEDICT'S HOSPICE	UNIVERSITY OF LEICESTER COLLEGE HALL REFURB	ST FRANCIS PRIMARY SCHOOL	HOUSING GRANVILLE STREET	WESTON-SUPER-MARE TOWN HALL	UNIVERSITY OF LEICESTER COLLEGE HALL REFURB	HOUSING GRANVILLE STREET	OAKFIELD PRIMARY SCHOOL

## • CONSIDERATE CONSTRUCTORS SCHEME •

 GOLD	 SILVER	 SILVER	 SILVER	 SILVER	 BRONZE	 BRONZE
REDCAR COMMUNITY HEART	ASHCOMBE PRIMARY SCHOOL	ASHMOUNT SEN SCHOOL	COUNCIL OFFICE RECONFIGURATION	MOORLANDS PRIMARY SCHOOL	BRISTOL TECHNOLOGY AND ENGINEERING ACADEMY	SAXMUNDHAM FREE SCHOOL

*Your major successes*



# CLIENT STORIES

The Scape experience – in the words of our clients.



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



“

**A SUPERB SERVICE.**

WE COULD NOT  
HAVE ACHIEVED  
THESE RESULTS  
THROUGH ANY OTHER  
PROCUREMENT ROUTE...

**KEEP IT UP.”**

**TRULY  
OUTSTANDING.**



Keith Boyes, Bournemouth University, Head of Estates Development

“

OFFERING A PIPELINE OF WORK HAS  
MEANT WE HAVE BEEN ABLE TO SECURE

**GENUINE &  
COLLABORATION  
COMPETITIVE PRICING**

FROM THE **LOCAL** SUPPLY  
CHAIN AND MAXIMISE  
**LOCAL SPEND.”**



Brian Robson,  
Darlington Borough Council,  
Head of Capital Projects

“

**WILLMOTT  
DIXON STAFF QUICKLY  
UNDERSTOOD  
OUR SERVICE AND  
CUSTOMER NEEDS.**

THEIR LIAISON WITH THE SERVICE  
STAFF INVOLVED IN THE PROJECT WAS

**EXCEPTIONAL.”**



Mandy Bishop, North Somerset Council,  
Head Community and Consumer Services

“

WE WERE APPREHENSIVE  
AT THE START OF THE PROCESS.  
SINCE THEN WE HAVE  
BEEN WON OVER BY YOUR

**WARM &  
PROFESSIONAL  
APPROACH.**

A REALLY SOLID  
PERFORMANCE.

THIS INSPIRES US WITH  
**CONFIDENCE.”**



John Roberts, Leicestershire Constabulary,  
Project Manager



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



**WILLMOTT DIXON ARE AN EXCELLENT CONTRACTOR TO WORK WITH.**

THEY ARE VERY **COLLABORATIVE, COMMUNICATE WELL & PUT THE CLIENT FIRST.**



The Wrekin  
Housing Trust

Jean Techimann, The Wrekin Housing Trust, Head of Development



IT WAS A **PLEASURE**

**WORKING WITH YOUR TEAM ON THIS PROJECT WITH**

**GOOD COMMUNICATION, GOOD WORK PRACTICES**

& A **PROFESSIONAL ATTITUDE BY ALL.**



Central  
Bedfordshire

Helen Konstantinidi, Central Bedfordshire Council,  
Project Manager



WE WERE **EXTREMELY IMPRESSED**

**WITH THE DESIGN AND QUALITY OF THE BUILDING.**

**WILLMOTT DIXON'S INTERFACE AND COMMUNICATION WITH THE SCHOOL WAS**

**EXCELLENT.**



ISLE of  
WIGHT  
COUNCIL

Jade Kennett, Isle of Wight Council,  
Senior Schools Capital Project Manager



**PROACTIVE**

**IN SEEKING SOLUTIONS TO ISSUES RAISED.**

**THE SCAPE FRAMEWORK PROVIDES**

**FLEXIBILITY**

**AS A MEANS OF DELIVERING PROJECTS.**



City of Bradford MDC  
[www.bradford.gov.uk](http://www.bradford.gov.uk)

Steven Jenks, Bradford City Council,  
Senior Project Manager



SUMMARY



SUCCESSES



CLIENT  
STORIES

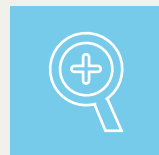


PROJECT  
STORIES



PROJECT  
SNAPSHOTS

*Your major successes*



# PROJECT STORIES

The following pages contain key information and successes on Scape projects that we and our clients would like to share with you, read on...



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS

# Cells 11-20



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





# INTELLIGENT DESIGN, STANDARDISED

**CLIENT**  
London Borough of Bexley

**PROJECT**  
Bexley Primary Schools Programme

**SECTOR** Education | **TIME** 62 weeks | **COST** £20.7m

With rising pupil numbers, schools require expansion and investment to prepare them for the forthcoming years. To deliver these changes a number of primary and secondary schools across local authorities require additional teaching space to accommodate these continually changing requirements.

Willmott Dixon Construction has developed a flexible classroom system using a cross laminated timber (CLT) structural solution; the system can be adapted to deliver the requirements of such demands in a sustainable and economical manner. This solution was developed to provide further forms of entry to existing schools typically; 1FE, 1.5FE, 2FE and 3FE. Other elements such as halls, nurseries, standalone buildings and extensive land remodelling can be included.

With the London Borough of Bexley deciding to use the Scape procurement route, this allowed Willmott Dixon to engage early with the client to look at benefits across the wider programme, not just a singular project. From this engagement, the team decided to utilise 'Intelligent Design' across the programme, making the buildings more sustainable whilst reducing the capital cost of each project. Here are some of the intelligent aspects:

- Maximum classroom depths have been calculated in relation to the ceiling height to ensure full compliance with CIBSE guidance to achieve a naturally ventilated building.
- Increased investment in external U-values delivered a reduction in the heating requirements, thus offering a large overall saving over the lifetime of the building.
- The building management system operates a night time purging system to allow the building fabric to cool the building in the summer without the need for mechanical support.
- Large window elevations are designed to provide a large number of manually operated windows, allowing each user the space to increase ventilation as required. It also offers a huge amount of natural light, which is complimented by day light sensors. Throughout the year, each space is fully naturally lit with the introduction of sun-pipes, which provide additional natural light to internal break out spaces.



Key successes:

**25% MONETARY SAVINGS**  
BY COLLABORATION AND A PRINCIPLE OF NO DESIGN CONSTRAINTS

**52 CONSTRUCTION WEEKS SAVED**  
BY USING INTELLIGENT DESIGN RATHER THAN THE ORIGINAL CONCEPT

**BREEAM RATING VERY GOOD**  
BASE DESIGN WITH POTENTIAL TO BE EXCELLENT

**200-250 TONNES OF CARBON ABSORBED**  
THROUGH USING THE CROSS LAMINATED TIMBER SOLUTION

**9.53/10**  
CLIENT SATISFACTION SCORE

**A**  
EPC BUILDING RATING

OTHER INTELLIGENT DESIGN SAVINGS:

- ✓ PRELIMINARIES REDUCTION CREATED BY THE REDUCED PERIOD ON SITE
- ✓ REDUCED DESIGN DEVELOPMENT COSTS
- ✓ BUILDERS WORK IN CONNECTION COSTS REDUCED
- ✓ NO ROOF ACCESS OR MAN-SAFE SYSTEMS REQUIRED
- ✓ SURFACE MOUNTED SERVICES
- ✓ REDUCED MECHANICAL AND ELECTRICAL COSTS



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS



# FROM TRADITIONAL TO SCAPE

**CLIENT**  
**Bournemouth University**

**PROJECT**  
**£7.6m Student Centre and  
£15.5 Academic Building**

**SECTOR** Education | **TIME** Student Centre 70 weeks  
**TIME** Academic Building 84 weeks | **COST** £23.1m

**In 2012, Bournemouth University set a vision to create the most stimulating, challenging and rewarding university experience in a world-class learning community, the biggest development plan in over 30 years!**

Bournemouth University had never used contractor frameworks previously, preferring to tender their work traditionally. They had never commissioned Willmott Dixon previously and had very little knowledge of the use of the Scape Frameworks.

## The Challenge

1. Wish to rise in The Sunday Times Good University Guide 2014 and realise the 2018 strategy to create world class facilities for students and staff.

2. Upgrade the campus buildings, which fail to meet their long-term aspirations.
3. Doing more for less, funding levels reducing but expectations increasing.

## The Timeline

Using a traditional procurement approach was unlikely to deliver the university's projects in time. Through the use of the Scape National Major Works Framework, the key milestones could be achieved, as follows:

01/11/12	Access agreement signed.
07/11/12	Feasibility for new student centre started.
12/12/12	Preconstruction stage for new student centre started.
15/02/13	Feasibility for new academic building started.
26/03/13	Preconstruction stage for new academic building started.
15/07/13	£7.6m contract for new student centre signed.
11/08/14	£15.5m contract for new academic building signed.
Christmas 2014	Student centre handover.
Spring 2016	New Academic Building handover.

"A superb service, we could not commend highly enough, it is a step change and unique to the Scape National Major Works Framework, we could not achieve these results through any other procurement route – truly outstanding, keep it up!"

**Keith Boyes,**  
**Head of Estates Development,**  
**Bournemouth University**

## Value Driven

With the full team engaged from the start, including Willmott Dixon's supply chain partners, risk reduction and value management were an inherent part of the design development. These savings, along with those achieved from bypassing the lengthy OJEU process, were reinvested into the design early, which has resulted in two striking designs that will transform the entire campus.

- True 'open book' accounting with real-time project cost plans, inspected and independently audited to ensure value for money and a current market price was demonstrated.
- Early engagement of local supply chain is ensuring minimal variations during construction stage.
- Constant collaboration on design and build methods, reduced project costs. Team constantly aligned the clients' vision and budget.
- Commitment made to local spend and annual capital reduction.
- Efficiency savings were achieved by running the two projects together as part of one programme.



## Key successes:

**ON BUDGET AND  
TO BOURNEMOUTH  
UNIVERSITY'S  
CRITICAL DATES**

**9.78  
10** **CLIENT  
SATISFACTION  
SCORE**

**39.5  
50** **CONSIDERATE  
CONSTRUCTORS  
SCORE**

**98.7** **WASTE  
DIVERTED  
FROM  
LANDFILL**

**63%**  
**BUDGET SPENT  
WITHIN 60 MILES**

**73%**  
**LOCAL LABOUR  
WITHIN 20 MILES  
(98% within 40 miles)**



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



THE ISLE OF WIGHT  
college

## SCAPE ACCESSIBLE AT ANY DESIGN STAGE

CLIENT  
**Isle of Wight College**

PROJECT  
**New STEM Building,  
delivered by Farrans Construction**

SECTOR Education | TIME 65 weeks | COST £5.5m

**With current skills gaps above national averages, Isle of Wight College is striving to be the leading Post 14 education provider on the island. Developing a modern, sustainable and functional environment to teach and learn in is a key driver to the success of the college campus for the future.**

The 2065m<sup>2</sup> new STEM Building comprising workshops, classrooms and E-learning space over three floors. The building is of a piled, steel frame construction with an SFS envelope clad externally in curtain walling, cladding and insulated coloured render.

Most clients are fully aware of the advantages that engaging the contractor and their supply chain early bring to their project, a key benefit of using the Scape National Major Works Framework. However, if you have a design solution already developed and a

design team employed by the client, is Scape a viable option? Will you realise the true benefit? The Isle of Wight College STEM Building is a good example of this scenario, showing that at whatever stage a client decides to avail of Scape, true benefits can be realised for the client and the project!

Farrans Construction first became involved in the Isle of Wight College project in October 2013 through Pick Everard, Scape's current PM & QS framework partner. Pick Everard had been working alongside the college for a number of years on a master plan to redevelop the whole college site. The new STEM building is the second phase of a long term development strategy for the college site. Phase 1, a new Sixth Form Centre was completed in 2010 and the new STEM building, sited adjacent to the Sixth Form Centre, has been designed to reflect the same external form and finish.

When Farrans were introduced to the project, the design had been developed to RIBA stage D/E, which limited the potential for 'early contractor benefits' via Scape. The streamlined, robust and collaborative Scape procurement process benefited the client by getting the project to site quickly with cost certainty. The team's biggest challenge had been to ensure the budget and programme satisfied SFA funding requirements, which were currently off target. Scape ensured this could be achieved and the project started on site in April 2014!



### Key successes:

The project, which started on site in April 2014, has completed piling, foundations and steelwork. The benefits realised since the contractors engagement are as follows:



PRECONSTRUCTION  
PERIOD

**REDUCED FROM 34 WEEKS**  
PUTTING THE PROJECT  
BACK ON TRACK



**£197k**  
CONTRACTOR AND  
SUPPLY CHAIN  
SAVINGS

PUTTING THE PROJECT BACK ON BUDGET

### COMMUNITY ENGAGEMENT:

**2** APPRENTICES  
EMPLOYED ON SITE  
FURTHER OPPORTUNITIES  
PLANNED

**CONSTRUCTION  
SKILLS ACADEMY**  
SET UP TO PROVIDE TRAINING  
FOR LOCAL PEOPLE

**70%**  
OF CURRENT  
PROJECT SPEND  
HAS BEEN WITH SUPPLY CHAIN  
ON THE ISLAND

**99%** WASTE  
DIVERTED  
FROM  
LANDFILL



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





# IS SCAPE RIGHT FOR VERY HIGH RISK PROJECTS?

CLIENT  
**Northumbria Police**

PROJECT  
**Newcastle City Centre Police Station**

SECTOR Law and Order | TIME 150 weeks | COST £36m

A £36m transformation of a Grade II listed railway warehouse into a modern, intelligent and innovative police station. The new station replaces a number of existing facilities across the region, making the force more efficient and effective. It will create a 50-cell custody suite facilities to manage major incidents across the region whilst housing a number of police departments, including the city's neighbourhood policing teams.

## Top 10 Risks, Results and Successes

1. An East Coast Mainline viaduct borders the site. Specialist insurance required to cover Willmott Dixon (up to £150m) in the event of rail line closure.
2. Huge temporary works package (£1m+) to accommodate Network Rail requirements and protect rail infrastructure.
3. Existing office building (Kings House) which is a Building of Significant Historical Interest was fully refurbished using bespoke temporary façade support. This allowed internal load-bearing walls to be removed and conversion to open plan office space. The building was also live and occupied by Network Rail for the first phase of the project.
4. Catacombs beneath the site, built in the 1850s were demolished and rebuilt.
5. Two metre tall Victorian culvert beneath the site was remediated to avoid the threat of any breach to the custody suite above.
6. Diverting the ancient Skinnerburn river culvert, which ran directly beneath Kings House. This was not identified on pre-start surveys!
7. Over 100 mini piles installed within the confines of an existing three metre high Victorian building.
8. The Grade II listed hennebique concrete structure to the existing goods warehouse was 60-70% blown/corroded. UK specialists involved in design to ensure repair to modern standards.
9. Three types of cathodic protection used in Grade II listed warehouse frame (impressive current, galvanic and inhibitor). This is to halt and reverse the ageing process of the listed reinforcement steel.
10. Considerable archaeological surveys carried out both pre and during construction were carefully coordinated with other site trades.



## Key successes:



CUSTODY SUITE  
HOUSED IN A  
RENOVATED GRADE II  
LISTED TRAIN  
WAREHOUSE

Sensitive restoration including retaining/ refurbishing building elements with like for like materials, most of which were made 150 years ago.



HUGE TIME  
SAVING  
BY CHANGING  
CELLS TO PRECAST



THE TWIN SKIN FAÇADE OF THE  
NEW GLAZED BUILDING WAS THE  
**FIRST OF ITS TYPE**  
IN THE UK, OUTSIDE LONDON

Designed by Dr Naveen Hamsa, a leading European specialist on twin walls.



THE DEVELOPMENT  
HAS HELPED RE-IGNITE  
THE 7 YEAR STALLED  
REDEVELOPMENT  
OF THE ADJACENT  
STEPHENSON QUARTER.

A huge boost to this quarter of the city.



LAND VALUE INCREASE  
FROM **£5M** → **£12M**

This is due to the neighbouring development and sensitive refurbishment of the site and building within it, great foresight by the local authority.

"Financially, the team helped us to meet the aspirations of the new Police and Crime Commissioner who was charged with reducing the spend against the budget in an ever challenging economic environment. The team were very proactive in looking for cost savings at every stage, always with an eye on the maintenance and whole life issues. Willmott Dixon delivered a beautiful building that we are very proud of. Efforts early on in the preconstruction phase were invaluable and throughout the project Willmott Dixon provided excellent leadership and were very responsive to any issues that arose."

**Sandra Punton,**  
**Northumbria Police Authority**



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





INSPIRATION  
★ TRUST

# CREATING MODERN EDUCATION FACILITIES WITHIN EXISTING LISTED BUILDINGS

CLIENT  
**Inspiration Trust**

PROJECT  
**Sir Isaac Newton Sixth Form College, Norwich**

SECTOR Education | TIME 69 weeks | COST £5.2m

**As the UK's first specialist Science and Maths Sixth Form, Norwich's Sir Isaac Newton Sixth Form's expressed vision was "to arm Norfolk's world-class science and engineering industries with their pick of world class-employees."**

Four firemen's poles and an engine house is not what you would normally expect to find in a school with this vision, but that is what can be found at the new Sir Isaac Newton sixth form college in Norwich. Through true collaborative working, the Inspiration Trust, EFA, Willmott Dixon and Scape provided the answer. The Trust wanted a distinctive city centre location for its new venture and the Grade II listed building, originally

constructed in the 1930s, provided the answer, and here began our challenging journey.

First of these challenges was to gain planning permission to use the building for education purposes, as Permitted Development Rights had not been introduced at this time. The initial engagement was on 15th November 2012 and the planning application was made on 16th January 2013 (8 weeks). Getting it approved took a bit longer!

The project team began by establishing what the school required whilst undertaking condition and measured building surveys to establish what could and must be done. Discussions also commenced with conservation and heritage bodies to establish their requirements, a major one of which was that the much needed courtyard extensions had to be fully glazed walls so the original building remained visible.

Whilst waiting for planning approval, the project team constructed a temporary school including science labs for 100 students in a nearby office building. This was achieved over a four week period in August 2013!



## Key successes:

**32** WEEKS OF WORK EXPERIENCE TO FOUR OVER 18s DURING THE PROJECT



This directly led to one of them gaining full time employment.

**4** SENIOR MPS ATTENDED THE PROJECT



Lord Nash, Local MP Chloe Smith  
George Osborne and  
Michael Gove.

## What we learnt:



Projects of this nature, with existing building and phasing challenges along with the need for early enabling/survey work etc, need the full project team around the table from day one, especially the contractor and their specialist supply chain partners.

Design simply cannot progress without a very early, definitive understanding of the nature, shape and size of an existing building, (especially those that are listed) and the needs of important statutory stakeholders, such as English Heritage.

What is achievable once all this is known is often not palatable to clients/developers and the risk of them walking away from listed sites to develop in much simpler, less risky sites, is high.

With the involvement of a full team from the start, it helps hugely with these discussion/negotiations, especially when buildability and health and safety become such critical factors.



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



# FIRST COUNCIL HOUSING PROJECT FOR 40 YEARS!

CLIENT  
**West Dunbartonshire Council**

PROJECT  
**Granville Street Affordable Housing Development**

SECTOR Housing | TIME 72 weeks | COST £3.6m

Clydebank in West Dumbarton is an area of high multiple deprivation that had a shortage of housing for families and single people. Within Granville Street stood a brownfield site that had been owned by a house builder who had intended to develop private residential housing.

The housing crash in 2008 resulted in the development stalling and through the Scottish Government's Innovation Fund, West Dunbartonshire Council were able to purchase the site and develop it with Robertson Construction via the Scape National Major Works Framework. The project delivered the councils first housing development in over 40 years addressing critical housing supply shortages. In total, this new-build council housing scheme comprised 33 units of three and four bed houses and one and two bed flats.

## The benefits of a truly integrated team approach to procurement.

The Innovation Fund Awards were announced in October 2011, however, projects were expected to start on-site by April 2012 to remain grant eligible. This challenging timescale was set on the assumption that schemes were ready to go. However, West Dunbartonshire Council's housing team did not have the internal development capacity to deliver the project. Also, other than required housing unit numbers, there was no brief.

The principle challenge was to develop the design and deliver statutory approvals to ensure we started on site in less than six months. To achieve this we worked very closely with Council Planning and Building Control Officers, who were invited to all project team meetings. Robertson Construction developed and collaboratively agreed a very challenging preconstruction programme, which engendered a strong team spirit from the start, critical to what was achieved. Robertson provided critical strategic housing advice, procured a design team, produced the client brief and developed the project to ensure the start on site date was achieved in April 2012.

## Key successes:

SAVING OF  
 **£368,340**

**£254,358** Saved through alternative design solutions/ material specification changes.

**£92,461** Saved through programme drive savings/time reductions.

**£21,521** Saved through contractual negotiations.

**2**  **RCIS SCOTLAND AWARD NOMINATIONS: RESIDENTIAL AND COMMUNITY BENEFIT**

EMPLOYMENT AND SKILLS TARGETS **SURPASSED** 

**410**  **SITE VISITS FROM SCHOOL/ COLLEGE/UNIVERSITY STUDENTS**

**PHOTOVOLTAICS**  
BUILT INTO THE ROOF, TO SERVICE COMMON LANDLORD AREAS 



 **THE TEAM UNLOCKED A SITE THAT THE PRIVATE SECTOR WAS UNABLE TO DEVELOP**



Newlyweds Karen and Neil Rodgers and their three children were the first family to pick up the keys to their new four-bedroom home.

"It's like someone has given us a winning lottery ticket – with the wedding, the honeymoon and now the new house – the excitement is unbelievable. Both our boys have special needs and up until now all five of us have been in a two bedroom house. Now all the children will have their own room, so it will be a huge change for the whole family."

**Karen Rodgers, Resident**



SUMMARY



SUCCESSES



CLIENT STORIES

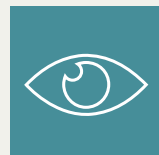


PROJECT STORIES



PROJECT SNAPSHOTS

*Your major successes*



# PROJECT SNAPSHOTS

Engaging overviews of all Major Work projects.



SUMMARY



SUCCESSSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



#### Client key fact

71.17% Local spend within 40 miles.

#### Client quote

"Overall the trust were very happy with the build and are very keen to work with your team again."

**Shahban Rehmat, Trustee**

## AL MADINAH FREE SCHOOL

SECTOR Education  
 TIME 28 weeks | COST £3.2m

A refurbished secondary school commissioned by the EFA.

#### Key successes

**9.33**  
**10**  
 CUSTOMER SATISFACTION SCORE

**86%**  
**.01**  
 LOCAL LABOUR WITHIN 20 MILES

**£30K SAVED**  
 USING FURNITURE FROM DERBY CITY COUNCIL'S OFFICE RATIONALISATION PROGRAMME



**71%**  
**.17**  
 LOCAL SPEND WITHIN 40 MILES



#### Client key fact

21p/£1 saved.



## WORKINGTON LEISURE CENTRE

SECTOR Leisure  
 TIME 62 weeks | COST £10m

Design and build of a new leisure centre; facilities will include a climbing wall, spa and café.

#### Key successes

**MYRTHA POOL SYSTEM**  
 INTRODUCED TO PROJECT TO REDUCE CONSTRUCTION TIME

**SUCCESSFUL MEET THE BUYER EVENT HELD**

**40%**  
**.29**  
 LOCAL SPEND WITHIN 10 MILES



**EXTENSIVE CONSULTATION WITH COMMUNITY GROUPS AND SPORT ENGLAND**



#### Client key fact

96% waste diverted from landfill.



## DARLISON COURT HOUSING DEVELOPMENT

SECTOR Housing  
 TIME 74 weeks | COST £5.8m

Construction of an over 60s sheltered housing complex consisting of 32 bedsits with shared bathing facilities.

#### Key successes



**CODE FOR SUSTAINABLE HOMES LEVEL 4**



**BUILT TO LIFETIME HOME STANDARDS**



**SUCCESSFUL MEET THE BUYER EVENT**



## BROOK STREET REDEVELOPMENT

SECTOR Housing  
 TIME 52 weeks | COST £3.3m

New build housing development for over 60s; 18 two-bed and four one-bed apartments and three bungalows.

#### Key successes



**RAPID RESPONSE 6-MONTH PRECONSTRUCTION**



**WILLMOTT DIXON ATTENDED LOCAL JOB FAIR ... TO PROMOTE THE DEVELOPMENT AND NEW JOB OPPORTUNITIES**

**9**  
**10**

**CLIENT SATISFACTION SCORE**



**130**  
**SCHOOL/ COLLEGE WORKSHOPS**



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS





### Client key fact

1st Scape project for the client.



## HICKS GATE FIRE STATION, BRISTOL

SECTOR Law and Order  
TIME 40 weeks | COST £4m

Construction of a new fire station to support the reorganisation of services in the region.

### Key successes



41%  
LOCAL SPEND  
WITHIN 10 MILES



25  
SHORT COURSES  
HELD ON SITE



### Client key fact

£25.1 million spend.



## KEMPSTON RURAL SCHOOL

SECTOR Education  
TIME 39 weeks | COST £4.3m

Construction of a Sunesis Keynes 2FEN primary school.

### Key successes



24  
WEEKS  
PRECONSTRUCTION  
PERIOD



## BEDFORD SOUTH PRIMARY EXTENSIONS

SECTOR Education  
TIME 63 weeks | COST £4.3m

Five primary school extensions in South Bedford.

### Key successes



64%  
LOCAL SPEND  
WITHIN 20 MILES



46%  
LOCAL LABOUR  
WITHIN 20 MILES



### Client quote

"Good working relationships are fundamentally based on trust and honesty. Willmott Dixon can be relied on for both."

Colin Foster,  
Head of School Organisation

## SHORTSTOWN PRIMARY

SECTOR Education  
TIME 45 weeks | COST £6.4m

Construction of a bespoke 2FE primary school to replace the existing 1FE lower school and accommodate increased pupil numbers in the local area.

### Key successes



SUMMARY



SUCCESSSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



## GREAT DENHAM SCHOOL

SECTOR Education  
TIME 38 weeks | COST £5.9m

Construction of a bespoke 2FE school to accommodate 420 pupils. Facilities include a nursery and parking.

### Key successes

**7 MONTHS**  
FROM INCEPTION  
TO START ON SITE

**75**  
APPRENTICE  
WEEKS LABOUR  
(PROJECT INITIATED)

**5**  
EMPLOYMENT  
OPPORTUNITIES  
CREATED

**OVER £200K**  
SAVINGS

### Client quote

"It is great to see the CEO of Scape and the MD of Willmott Dixon paying such close attention to our projects."

**Colin Foster, Head of School Organisation, Planning and Support Services**

## BEDFORD PRIMARY SCHOOLS CLUSTER 2

SECTOR Education  
TIME 35 weeks | COST £4.2m

Construction of Connect classroom buildings across four schools.

### Key successes

**143**  
SCHOOL/COLLEGE/  
UNIVERSITY SITE VISITS

**16 WEEKS**  
PRECONSTRUCTION  
PERIOD

**ZERO**  
ACCIDENTS

**212** SHORT  
COURSES  
ON SITE



### Client key fact

1st project on the Scape framework.



## SEAFRONT STRATEGY PHASE 1

SECTOR Leisure  
TIME 39 weeks | COST £3.1m

A scheme to update and upgrade the seafront in Bournemouth, creating a world class standard of beachfront.

### Key successes

**NEW PIER**  
APPROACH WILL HELP  
SECURE AND GROW  
BOURNEMOUTH'S  
**£462m**  
TOURIST SECTOR

**COLLABORATIVE  
WORKING**  
WITH THE LOCAL TOURISM  
INDUSTRY, SEAFRONT  
GROUPS AND STATUTORY  
ORGANISATIONS



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS

## Client key fact

£23.1 million spend.

### Client quote

"Outstanding performance by all team members, please keep it up."

**Steve Cox, Programme Manager**

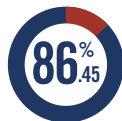
## NEW ACADEMIC BUILDING (FUSION BUILDING 1)

SECTOR HEFE

TIME 84 weeks | COST £15.5m

Construction of a new iconic building, including lecture theatres and catering facilities to serve the entire campus.

### Key successes



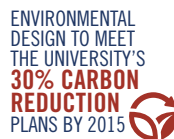
## STUDENT CENTRE

SECTOR HEFE

TIME 70 weeks | COST £7.6m

Construction of a new student union building incorporating links to existing facilities, integrating student services on campus.

### Key successes



## City of Bradford MDC

[www.bradford.gov.uk](http://www.bradford.gov.uk)



## Client key fact

Six employment opportunities.

### Client quote

"The council require innovation in delivering new school facilities and agreed costs; Scape have provided us an option to do this."

**Steven Jenks,**  
Senior Project Manager

## PRINCEVILLE, PHASE 1

SECTOR Education

TIME 30 weeks | COST £2.4m

A new build 1FEN Sunesis primary school.

### Key successes



## HORTON PARK PRIMARY SCHOOL

SECTOR Education

TIME 39 weeks | COST £2.4m

A primary school extension including classrooms, offices and a car park.

### Key successes





### Client key fact

83 short courses delivered on site.



## BRISTOL TECHNOLOGY & ENGINEERING ACADEMY

SECTOR HEFE  
TIME 19 weeks | COST £6.8m

A new 13,500m<sup>2</sup> university technical college providing quality facilities to students in the area.

### Key successes



WILLMOTT DIXON SUPPORTED  
THE STUDENTS WITH THE  
CREATION OF A FULLY  
RECYCLEABLE GREENHOUSE



PRECONSTRUCTION  
PERIOD

WILLMOTT DIXON  
CREATED A  
COMMUNITY  
SCHOOL ALLOTMENT



55  
NVQs



### Client key fact

1st Scape project for the client.



## BISHOP ROAD PRIMARY SCHOOL EXPANSION

SECTOR Education  
TIME 28 weeks | COST £1.8m

Expansion of an existing primary school to offer additional basic needs whilst preserving the community ethos within the school.

### Key successes

1 UNIVERSITY  
RESEARCH  
PROJECT



PRECONSTRUCTION  
PERIOD

PUPILS HELPED TO  
CREATE A BOOK  
DETAILING THE  
HISTORY OF  
THE SCHOOL



40

SHORT COURSES



### Client key fact

From inception to teaching in 16 weeks.

### Client quote

"The team worked well in achieving their objectives and were professional throughout allowing us to open in September 2013."

Stephen Jones, Project Manager

## BRECKLAND FREE SCHOOL, (11-16)

SECTOR Education  
TIME 30 weeks | COST £3.6m

Conversion of an existing middle school into a secondary school for 540 pupils, commissioned by the EFA.

### Key successes

97.65% WASTE  
DIVERTED  
FROM  
LANDFILL

8.9  
10 CUSTOMER  
SATISFACTION  
SCORE

200  
SCHOOL/  
COLLEGE  
WORKSHOPS

87.9%

LOCAL SPEND  
WITHIN 60 MILES



### Client key fact

£15.7 million spend.



## CLIFFE HILL PRIMARY SCHOOL

SECTOR Education  
TIME 75 weeks | COST £5.7m

Construction of a new primary school and demolition and re-landscaping of existing school.

### Key successes



TEAM COLLABORATIVELY  
COMMUNICATED & CONSULTED  
OVER 40 STAKEHOLDERS

THE TEAM  
WORKED ON TREE  
PROTECTION FOR  
FOUR 100 YEAR  
OLD TREES



100%  
PAYMENTS  
ON TIME



LABOUR WITHIN  
35 MILES

83%







## SOWERBY BRIDGE LEISURE CENTRE

SECTOR Leisure  
TIME 64 weeks | COST £4.7m

Construction of a new leisure centre providing new energy efficient, state of the art leisure facilities.

### Key successes

**32**  
APPRENTICE  
WEEKS LABOUR

**BREEAM  
RATING  
ACHIEVED  
VERY GOOD**

LOCAL SUPPLY CHAIN  
INVOLVEMENT  
MAXIMISED SAVING  
5% OF THE  
BUILD COST

**5%**  
SAVING

**94%**

OF THE PROJECTS COST  
WITHIN A 40 MILE RADIUS  
OF THE SITE



## BRIGHOUSE LEISURE CENTRE

SECTOR Leisure  
TIME 62 weeks | COST £5.3m

Construction of a new leisure centre delivered concurrently with Sowerby Bridge.

### Key successes

**94%**

LOCAL SPEND  
WITHIN 40 MILES



STANDARDISED  
APPROACH IMPROVED  
PROGRAMME AND  
COST SAVINGS

**34  
40**

CONSIDERATE  
CONSTRUCTOR  
SCORE

**5% SAVINGS**  
ON THE BUILD COSTS ALLOWING  
ADDITIONAL FEATURES TO  
BE INCORPORATED INTO  
THE DESIGN



### Client key fact

1st Scape project for the client.



## KIPPEN DAIRY

SECTOR Housing  
TIME 60 weeks | COST £9.5m

Construction of two affordable housing developments and refurbishment of existing housing.

### Key successes



PUBLIC CONSULTATION  
MEETINGS PROVIDED  
EXCELLENT FEEDBACK

EPC RATING

COMMITMENT

FOR NEW

BUILDINGS **B**

**100%**

LOCAL SPEND  
WITHIN 20 MILES

**03** NVQs



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



### Client key fact

£11 million spend.



## ST ANDREWS C of E LOWER SCHOOL

SECTOR Education  
TIME 40 weeks | COST £3.5m

Construction of a new Sunesis Paxton 1.5FE lower school with nursery facilities.

### Key successes



## MARSTON MORETAINE LOWER SCHOOL

SECTOR Education  
TIME 40 weeks | COST £3.2m

Construction of a Sunesis Keynes 1FE lower school with externals.

### Key successes



170 SCHOOL/COLLEGE/UNIVERSITY VISITS



### Client quote

"It was a pleasure working with your team on this project with good communication, good work practices and a very professional attitude by all."

Helen Konstantinidi,  
Project Manager

## LEIGHTON LINSLADE LOWER

SECTOR Education  
TIME 42 weeks | COST £4.3m

Design and construction of a new build 2FE primary school.

### Key successes



### Client key fact

1st Scape project for the client.

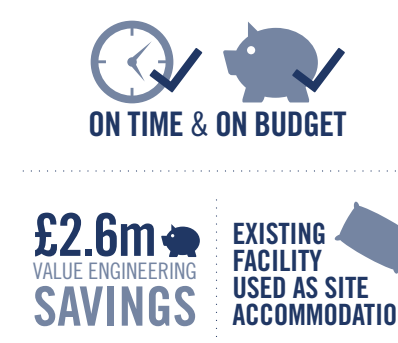


## NHS EMERGENCY DEPARTMENT

SECTOR Healthcare  
TIME 70 weeks | COST £14.7m

Refurbishment and new build extension to an existing emergency department.

### Key successes



SUMMARY



SUCCESSSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS



## Client key fact

£14.6 million spend.



## CITY OF LONDON, LONDON WALL BUILDINGS

SECTOR Commercial and Retail  
TIME 26 weeks | COST £3.8m

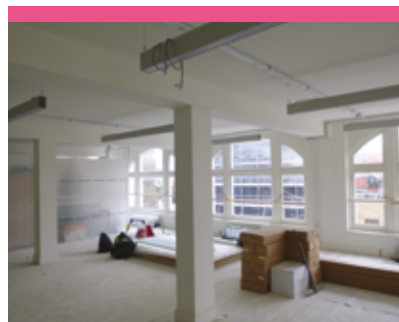
Cat A fit out of ten units within five buildings. The works are spread across separate floors. Building services for each unit are independent.

### Key successes



ALL WORKS  
COMPLETED  
BETWEEN  
19:00-6:00 HOURS  
(NIGHT WORK)

**14p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION



## CITY OF LONDON, GLEN HOUSE

SECTOR Commercial and Retail  
TIME 15 weeks | COST £1.5m

Refurbishment of a Grade II listed building including entrance and office space.

### Key successes



**14p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION



## CITY OF LONDON, 15-17 ELDON STREET

SECTOR Commercial and Retail  
TIME 16 weeks | COST £790,000

Strip out and refurbishment of a single floor of office space to include communal stairwells and landings.

### Key successes



LAUNCH  
WORKSHOP  
HELD

**14p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION



## CITY OF LONDON, 53 NEW BROAD STREET

SECTOR Commercial and Retail  
TIME 30 weeks | COST £1.8m

Interior refurbishment including M&E upgrade.

### Key successes



LAUNCH  
WORKSHOP  
HELD

**14p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION



SUMMARY

SUCCESSES

CLIENT  
STORIES

PROJECT  
STORIES

PROJECT  
SNAPSHOTS



## TABERNACLE STREET

SECTOR Commercial and Retail  
TIME 50 weeks | COST £3.7m

Strip out, renovation and refurbishment of a Cat A four storey building.

### Key successes

14p/£1 SAVINGS  
INCORPORATED  
DURING DESIGN

100%  
MARKET  
TESTED AT  
GATEWAY 2



## CITY OF LONDON, GUILDHALL YARD EAST

SECTOR Law and Order  
TIME 26 weeks | COST £3m

Conversion and refurbishment of four floors of office accommodation.

### Key successes

14p/£1 SAVINGS  
INCORPORATED  
DURING DESIGN

100%  
MARKET  
TESTED AT  
GATEWAY 2

WILLMOTT  
DIXON STAFF  
DONATED THE  
EXISTING  
FURNITURE  
TO A LOCAL  
SCHOOL



Client key fact  
9/10 customer satisfaction score.



## THE ALBUS

SECTOR Commercial and Retail  
TIME 48 weeks | COST £3.6m

A new build office block with seven self contained units in the Commonwealth district of Glasgow.

### Key successes

1 CATALYST  
COMPANY  
CREATED

37p/£1 SAVINGS  
INCORPORATED  
DURING DESIGN

9 UNIVERSITY  
RESEARCH  
PROJECTS

32 APPRENTICE WEEKS  
LABOUR (EXISTING)



Client key fact  
95.67% local spend within 60 miles.



## CET FS SOLEBAY STREET TOWER HAMLETS

SECTOR Education  
TIME 90 weeks | COST £3.5m

The conversion and refurbishment of a four storey office and warehouse to a 2FE primary school.

### Key successes

THE PROJECT TEAM  
NEGOTIATED WITH  
PLANNERS TO INCLUDE  
A ROOF-TOP PLAY AREA  
INTO THE DESIGN

90% WASTE  
DIVERTED  
FROM  
LANDFILL

4 EMPLOYMENT  
OPPORTUNITIES

71% LOCAL LABOUR  
WITHIN 20 MILES



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





### Client key fact

10/10 client satisfaction score.

### Client quote

"The WDH team have understood our brief, they have gone the extra mile and it has been a pleasure to work with such a professional company."

Jacqui Page,  
Housing Strategy Manager

## BOSTON CLOSE, CORBY

SECTOR Housing  
TIME 32 weeks | COST £2.6m

Construction of a new housing development consisting of 26 units; houses, bungalows and apartments.

### Key successes



CODE FOR  
SUSTAINABLE  
HOMES LEVEL 3



PRECONSTRUCTION  
PERIOD



EPC RATING  
COMMITMENT  
FOR NEW  
BUILDINGS **B**



### Client key fact

98.99% waste diverted from landfill.

### Client quote

"Your staff have been excellent through the design and preconstruction phase and contributed positively to the schemes progression."

Steve Barker, Project Manager

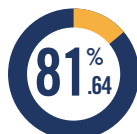
## AT7 CENTRE AQUATICS PROGRAMME

SECTOR Leisure  
TIME 60 weeks | COST £7.5m

Design and re-configuration of the existing AT7 sports and leisure facility.

### Key successes

39  
APPRENTICE WEEKS  
LABOUR (EXISTING)



LOCAL SPEND  
WITHIN 60 MILES

2  
UNIVERSITY  
RESEARCH  
PROJECTS



WILLMOTT DIXON SUPPORTED STUDENTS  
BY CONDUCTING MOCK INTERVIEWS  
AS PART OF UNIVERSITY COURSE



### Client key fact

£20.3 million spend.



## DARLINGTON DFE OFFICE BLOCK

SECTOR Commercial and Retail  
TIME 59 weeks | COST £8.3m

Construction of a four storey office block extension to the existing Town Hall in Darlington.

### Key successes



MEET THE BUYER EVENTS  
2 NEW SUBCONTRACTORS  
APPOINTED



SHORT  
COURSES  
ON SITE



LOCAL SPEND  
WITHIN 60 MILES



WASTE  
DIVERTED  
FROM  
LANDFILL

### Client quote

"It has been a very good and positive working relationship with a sense of team work and with good communication."

Brian Robson,  
Head of Capital Projects

## BUSINESS GROWTH HUB, DARLINGTON

SECTOR Commercial and Retail  
TIME 52 weeks | COST £6m

Design and construction of a small business incubator office development.

### Key successes



LOCAL SPEND  
WITHIN 40 MILES



SHORT  
COURSES

04  
NVQs

36%  
INCREASE IN LOCAL  
APPROVED SUPPLIERS



SUMMARY



SUCCESSES



CLIENT  
STORIES

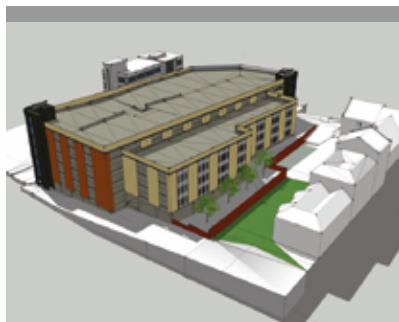


PROJECT  
STORIES



PROJECT  
SNAPSHOTS





## DARLINGTON MULTI-STOREY CAR PARK

SECTOR Transport  
TIME 52 weeks | COST £6m

Construction of a new multi-storey car park adjacent to new office development.

### Key successes



**Client key fact**  
1st Scape project for the client.



## FAIRFIELD POOLS

SECTOR Leisure  
TIME 38 weeks | COST £10m

Refurbishment of existing leisure centre, providing refreshed and new facilities for Dartford and surrounding area.

### Key successes



Derby City Council

**Client key fact**  
£14.9 million spend.



## BEMROSE SCHOOL

SECTOR Education  
TIME 37 weeks | COST £3.6m

Construction of a Sunesis Keynes 1.5 FEN primary school.

### Key successes



## OSMASTON PRIMARY SCHOOL

SECTOR Education  
TIME 71 weeks | COST £4.9m

Construction of a new primary school with nursery. Existing school modification and refurbishment works.

### Key successes



SUMMARY

SUCCESSES

CLIENT  
STORIES

PROJECT  
STORIES

PROJECT  
SNAPSHOTS



## DERBY CONNECT CLASSROOM

SECTOR Education  
TIME 28 weeks | COST £6.4m

Classroom extensions and construction of new Connect classroom blocks across the county.

### Key successes

**100%**  
INCREASE  
IN LOCAL  
APPROVED  
SUPPLIERS

**740**  
SCHOOL/COLLEGE  
WORKSHOPS

**16**  
WEEKS  
PRECONSTRUCTION  
PERIOD

**96%**  
LOCAL SPEND  
WITHIN 40 MILES

Client key fact  
£10.4 million spend.



## ALDERCAR COMMUNITY LANGUAGE COLLEGE

SECTOR Education  
TIME 86 weeks | COST £6m

Redevelopment and demolition of existing 1950s building in two phases to provide accommodation for 21st century education.

### Key successes

EPC RATING  
COMMITMENT  
FOR NEW  
BUILDINGS **B**

**28p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION

**DCC IN-HOUSE  
DESIGN TEAM**



## SHIRLAND PRIMARY SCHOOL

SECTOR Education  
TIME 57 weeks | COST £4.4m

Construction of a new single storey primary school on a greenfield site.

### Key successes

**£185k**  
SAVED  
BY REDESIGN

**97%** WASTE  
DIVERTED  
FROM  
LANDFILL

DESIGN INCLUDES  
OUTDOOR HABITAT  
AND NATURE WALK  
TO MAXIMISE  
LEARNING  
OPPORTUNITIES

**93%**  
LOCAL SPEND  
WITHIN 60 MILES



Client key fact  
1st Scape project for the client.



## ST EDBURG'S CofE PRIMARY SCHOOL

SECTOR Education  
TIME 52 weeks | COST £5.5m

Construction of a new 2FE primary school funded by Section 106 contribution.

### Key successes

**PART OF THE NEW  
KINGSMERE  
COMMUNITY  
DEVELOPMENT**

**310**  
SCHOOL/COLLEGE  
WORKSHOPS

**WILDLIFE ZONE**  
WITH ATTENUATION  
POOL INCORPORATED  
INTO DESIGN FOR  
OUTDOOR LEARNING

**MUGA SENSORY  
GARDEN**  
INCORPORATED  
INTO DESIGN  
TO MAXIMISE LEARNING  
OPPORTUNITIES



### SUMMARY



### SUCCESSES



### CLIENT STORIES



### PROJECT STORIES



### PROJECT SNAPSHOTS



### Client key fact

1st Scape project for this client.



## CARR LODGE ACADEMY PRIMARY SCHOOL

SECTOR Education  
TIME 40 weeks | COST £4.5m

Construction of a 2FE Sunesis primary school with a nursery.

### Key successes



MAYOR ATTENDED  
GROUND BREAKING  
CEREMONY



LOCAL SPEND  
WITHIN 40 MILES



1<sup>ST</sup> SUNESIS  
PROJECT FOR  
DONCASTER



24p/£1 SAVINGS  
INCORPORATED DURING  
DESIGN & CONSTRUCTION



### Client key fact

22% less energy consumed.



## NETPARK OFFICES

SECTOR Commercial and Retail  
TIME 46 weeks | COST £6.4m

Construction of a highly sustainable science and technology facility designed as an incubator for new business.

### Key successes



BREEAM  
RATING  
ACHIEVED  
EXCELLENT



61%  
LOCAL SPEND  
WITHIN 35 MILES



SUSTAINABLE DESIGN WITH  
SOLAR SHADING, NATURAL  
VENTILATION AND RAINWATER  
HARVESTING FOR TOILETS



ADAPTABLE AND  
FLEXIBLE FUTURE  
PROOF DESIGN



### Client key fact

77.24% local spend within 20 miles.



## FAMILY MOSAIC, FAIRBRIDGE ROAD

SECTOR Housing  
TIME 82 weeks | COST £8.6m

Design and construction of 80 flats and two commercial units up to five storeys.

### Key successes



9  
10 CUSTOMER  
SATISFACTION  
SCORE



6 UNIVERSITY  
RESEARCH  
PROJECTS



27  
EMPLOYMENT  
OPPORTUNITIES



ENERGY EFFICIENT DESIGN  
REDUCED WATER USE TO  
105 LITRES PER  
PERSON PER DAY



Forestry Commission

### Client key fact

£11 million spend.

### Client quote

"Scape is delivering on its promises; saving us significant time and cost on procurement."

Colin Pielou, Building and  
Capital Works Manager

## CUNINGAR LOOP

SECTOR Leisure  
TIME 52 weeks | COST £3.1m

A 15 hectare park redevelopment to incorporate footpaths, native woodland and recreational areas to encourage outdoor visitors.

### Key successes



64  
WORK EXPERIENCE  
WEEKS (18+ YEARS)



INNOVATIVE DESIGN TO  
CREATE LEGACY FOR  
COMMONWEALTH GAMES

WORKING  
WITH CHARITY:



SUCCESSFULLY  
SUPPORTED  
UNEMPLOYED  
YOUNG PEOPLE  
WITH HANDS ON  
EXPERIENCE



4 UNIVERSITY  
RESEARCH  
PROJECTS



SUMMARY



SUCCESSSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



### Client quote

"Scape, through its local spend targets, is ensuring that local businesses are employed on the projects."

Colin Pielou, Building and Capital Works Manager

## DAVID MARSHALL LODGE/QUEENS VIEW

SECTOR Leisure  
TIME 100 weeks | COST £4m

Refurbishment of an existing visitor centre and new build toilet block with increased parking.

### Key successes

**58**  
APPRENTICE WEEKS  
LABOUR (EXISTING)

**VISITORS INCREASED  
FROM 140K  
TO 220K PA**

**93%**  
LOCAL SPEND  
WITHIN 60 MILES

**96**  
SCHOOL/  
COLLEGE/  
UNIVERSITY  
VISITS



## GALLOWAY NEW VISITORS CENTRE

SECTOR Leisure  
TIME 50 weeks | COST £3.9m

Construction of a new visitor centre, including information post, catering facilities and bike shop.

### Key successes

**CLEVER DESIGN**  
TO MINIMISE LIGHT  
POLLUTION FOR...  
**1<sup>ST</sup>** DARK SKY  
PARK IN UK

**107**  
SHORT COURSES

**BUILDING  
CERTIFIED  
DARK SKY  
COMPLIANT**

**7**  
EMPLOYMENT  
OPPORTUNITIES



Client key fact  
£45.4 million spend.



## GATESHEAD INTERNATIONAL STADIUM (PHASE 1 & 2)

SECTOR Leisure  
TIME 59 weeks | COST £7.6m

Refurbishment of existing stand and construction of a new media conference centre.

### Key successes

**10%** AIR SOURCE  
HEAT PUMP  
RENEWABLE  
ENERGY

**NEW STAND  
FOUNDED  
ON HIGHEST  
CLASSIFICATION  
OF ASBESTOS**

**BREEAM  
RATING  
ACHIEVED  
VERY GOOD**

**INTERNATIONAL EVENTS  
MAINTAINED DURING  
CONSTRUCTION  
REDUCING  
REVENUE LOSS**



## BIRTLEY LEISURE CENTRE

SECTOR Leisure  
TIME 32 weeks | COST £2.8m

Complex project required the reconfiguration, refurbishment and extension of an existing 1960s leisure centre.

### Key successes

**1**  
WORK EXPERIENCE  
PLACEMENT

**£2.0m  
SAVED**  
BY SPECIALIST  
DESIGN INVOLVEMENT

**80%**  
LOCAL SPEND  
WITHIN 35 MILES

**93% WASTE  
DIVERTED  
FROM  
LANDFILL**



SUMMARY



SUCCESSSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





## Client quote

"Willmott Dixon understand what we need. They are constantly looking for innovative ways of doing things for our mutual benefit."

**Peter Udall, Service Director**

## DUNSTON LEISURE CENTRE

SECTOR Leisure  
TIME 47 weeks | COST £4.7m

Refurbishment and extension of a three storey leisure centre.

### Key successes



LOCAL SPEND  
WITHIN 35 MILES

LOCAL DISABILITY  
DESIGN GROUP  
GAP ENSURED  
ACCESS WAS  
ABOVE STATUTORY  
REQUIREMENTS



40%

REDUCTION  
OF ANNUAL ENERGY USE

94% WASTE  
DIVERTED  
FROM  
LANDFILL



## HEWORTH LEISURE CENTRE

SECTOR Leisure  
TIME 53 weeks | COST £6.3m

Design and construction of a new leisure centre, facilities included a new internationally recognised flowrider machine and parking.

### Key successes



FIRST LEISURE CENTRE IN ENGLAND  
TO HOUSE THE INTERNATIONALLY  
RECOGNISED FLOWRIDER

3  
APPRENTICES  
EMPLOYED

REDUCTION OF CO<sub>2</sub>  
EMISSIONS BY

29,543  
KGS

5  
EMPLOYMENT  
OPPORTUNITIES



## BLAYDON PCT AND LEISURE

SECTOR Leisure  
TIME 75 weeks | COST £16.4m

Construction of a new combined leisure centre and Primary Care Centre with shared Council and NHS facilities.

### Key successes

ONE OF THE FIRST IN  
THE UK TO COMBINE  
LEISURE AND  
HEALTH FACILITIES



9.5  
10  
CUSTOMER  
SATISFACTION  
SCORE

37.5  
40  
CONSIDERATE  
CONSTRUCTOR  
SCORE

11  
EMPLOYMENT  
OPPORTUNITIES



## GATESHEAD LEISURE CENTRE

SECTOR Leisure  
TIME 49 weeks | COST £7.6m

Reconfiguration and refurbishment of an iconic existing 1920s leisure centre, in the heart of Gateshead.

### Key successes

PROJECT TEAM  
SUPPORTED  
DURHAM WOODLAND  
TRUST TO PLANT  
300 NEW TREES



£11.3m  
SAVED  
BY DESIGN REVIEW

30%  
REDUCTION  
IN ANNUAL ENERGY COSTS  
AND CARBON FOOTPRINT  
DUE TO THE DESIGN

36  
40  
CONSIDERATE  
CONSTRUCTOR  
SCORE



### Client key fact

16 weeks preconstruction period.

### Client quote

"Thanks to the WDC team for their excellent client engagement throughout the project."

**Janice Logan, Director of Finance and Administration**

## GILDREDGE HOUSE FREE SCHOOL

SECTOR Education  
TIME 68 weeks | COST £11.7m

The conversion of an office block into a 1,200 place Free School commissioned by the EFA.

### Key successes



### Client key fact

66.98% local labour within 20 miles.

### Client quote

"I would like to compliment the WD team on completion of the project ahead of schedule."

**Clare Sanders, Business Manager**

## GORDANO SCHOOL 6TH FORM FACILITY

SECTOR Education  
TIME 38 weeks | COST £2m

Construction of a dedicated sixth form centre to increase Post 16 education.

### Key successes



GREENWICH FREE SCHOOL



### Client key fact

Section 106 reduced from £1m to £55k.



## GREENWICH FREE SCHOOL

SECTOR Education  
TIME 55 weeks | COST £11.8m

A re-development of a 1930s nursing home, Adair House, into a four storey secondary school with sixth form facilities.

### Key successes



### Client key fact

94.22% waste diverted from landfill.

### Client quote

"It is designed efficiently and to fit our need."

**Phillipa De'Ath, HNS Director**

## HACKNEY NEW SCHOOL

SECTOR Education  
TIME 52 weeks | COST £9.8m

Refurbishment of three buildings to create a new secondary school with sixth form facilities, commissioned by the EFA.

### Key successes



SUMMARY

SUCCESSES

CLIENT STORIES

PROJECT STORIES

PROJECT SNAPSHOTS



### Client key fact

9.4/10 client satisfaction.



## COUNCIL OFFICE RECONFIGURATION

SECTOR Commercial and Retail  
TIME 34 weeks | COST £4.7m

The refurbishment of an 1800s hosiery factory to provide a multi-agency facility including council offices, shopping and museum.

### Key successes

**95.97%** WASTE DIVERTED FROM LANDFILL

**6** WORK EXPERIENCE WEEKS (18+ YEARS)

**2** EMPLOYMENT OPPORTUNITIES

REGENERATION OF GRADE II LISTED BUILDING



### Client key fact

£47k discount given by Willmott Dixon.



## HARPENDEN FREE SCHOOL

SECTOR Education  
TIME 48 weeks | COST £4m

Refurbishment and extension of a Victorian building into a 21st century school accommodating 420 pupils (4-11 years).

### Key successes



**WILLMOTT DIXON**  
WORKED WITH PLANNERS TO OVERCOME CHALLENGES ON A TIGHT SITE

CREATION OF AN ADVENTURE PLAYGROUND INCLUDING TUNNELS & CLIMBING AREAS

RE-ROOFING WITH THE ORIGINAL WELSH SLATE

LOCAL LABOUR WITHIN 20 MILES **53.33%**



Heathcote School & Science College



### Client key fact

8.83/10 customer satisfaction.

### Client quote

"In general the team have been helpful and professional to produce a building we are proud of."

Zoe Collens, Headteacher

## HEATHCOTE SIXTH FORM CENTRE

SECTOR Education  
TIME 50 weeks | COST £5m

New build Post 16 development including science laboratories and health and beauty workshops.

### Key successes

**60** APPRENTICE WEEKS LABOUR (EXISTING)

**96.06%** WASTE DIVERTED FROM LANDFILL

**10** NVQs

**182** SHORT COURSES



Herefordshire Council



### Client key fact

95% waste diverted from landfill.



## HEREFORD LIVESTOCK MARKET

SECTOR Commercial and Retail  
TIME 43 weeks | COST £7m

Construction of a new cattle market and office building.

### Key successes

**AN OPEN DAY** WAS HELD FOR LOCAL CONTRACTORS TO REGISTER THEIR INTEREST, SEVERAL MAIN PACKAGES WERE LET LOCALLY

A WETLAND SYSTEM WAS INSTALLED WHICH WILL RECYCLE THE EFFLUENT WASTE FROM THE MARKET INTO WATER SUITABLE FOR WASHING THE MARKET AND TRUCKS

SENSITIVE ECOLOGICAL PROJECT, INCLUDING PROTECTION OF BATS AND NESTING BIRDS



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS



## Client key fact

1st Scape project in Scotland.



# ARNISH RE-CLADDING

SECTOR Commercial and Retail  
TIME 40 weeks | COST £2.9m

Re-cladding works to a large industrial unit to improve conditions and reduce running costs.

## Key successes



## Client key fact

100% local spend within 60 miles of site.

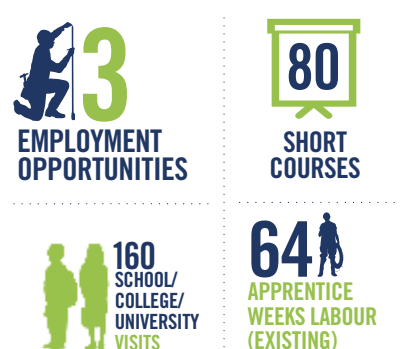


# HIGHLAND BIOMASS PRIMARY SCHOOLS

SECTOR Education  
TIME 52 weeks | COST £2.8m

Installation of biomass heating systems in primary schools across the Highland region.

## Key successes



## Client key fact

£500k savings reinvested in project.

## Client quote

"Willmott Dixon have maintained a positive and proactive approach towards the successful completion of the project for the Borough Council."

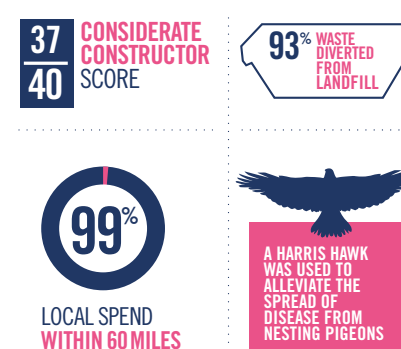
**Malcolm Evans,**  
Estates and Asset Manager

# ATKINS BUILDING

SECTOR Commercial and Retail  
TIME 65 weeks | COST £6m

Refurbishment of a Grade II listed building converted into small workshops, studios and offices.

## Key successes



## Client key fact

1st new state boarding school this century.

## Client quote

"We are delighted with the progress so far. We look forward to working with Willmott Dixon, the Department of Education and the Royal Borough."

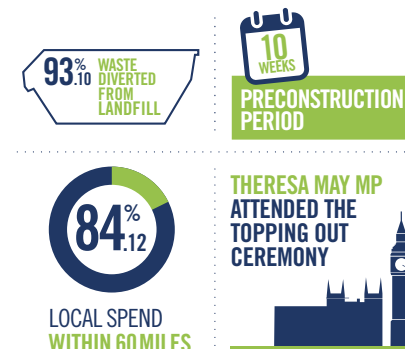
**Tony Little,**  
Holyport College Governor

# HOLYPORT MANOR FREE SCHOOL

SECTOR Education  
TIME 60 weeks | COST £14.3m

Construction and refurbishment of existing buildings into a 500 place boarding school for pupils aged 11-19 years, part funded by Eton College.

## Key successes







#### Client key fact

Planning submission in 8 weeks.

#### Client quote

"The work Willmott Dixon are doing with Jobcentre Plus and the Norwich for Jobs campaign is fantastic for the local community."

George Osborne, Chancellor

## SIR ISAAC NEWTON FREE SCHOOL

SECTOR Education  
TIME 69 weeks | COST £5.2m

The conversion of Grade II listed building to a new sixth form school commissioned by the EFA.

#### Key successes

**32**  
WORK  
EXPERIENCE  
WEEKS (18+ YEARS)

**10**  
APPRENTICE  
WEEKS LABOUR  
(EXISTING)

**277**  
SHORT COURSES

**36**  
APPRENTICE  
WEEKS (PROJECT  
INITIATED)



#### Client key fact

1st Scape project for the client.



## 13 INVESTMENT CAMPUS

SECTOR Commercial and Retail  
TIME 38 weeks | COST £4.5m

A 123 acre strategic multiple investment site to meet target occupants requirements in manufacturing, chemical science, bio-manufacturing and ICT services.

#### Key successes

**£**  
INCREASED  
ECONOMIC  
GROWTH IN  
5 SURROUNDING  
TOWNS

**7**  
SHORT COURSES

**14p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION

DEVELOPMENT  
OF THE LARGEST  
GREENFIELD SITE  
IN SCOTLAND



#### Client key fact

348 job openings across all projects.

#### Client quote

"The team relations were excellent and all of the WDC staff regularly went over and beyond their duty to accommodate our needs."

Jade Kennett, Principle Officer

## ISLE OF WIGHT, PRIMARY SCHOOLS

SECTOR Education  
TIME 156 weeks | COST £35m

Replacement and refurbishment of schools across the Isle of Wight to create a two-tier primary and secondary school system.

#### Key successes

**116**  
APPRENTICE WEEKS  
(PROJECT INITIATED)

**1,187** SHORT COURSES

A SINGLE  
DESIGN TEAM  
HAS BEEN UTILISED  
ACROSS ALL NON-SUNESIS  
PROJECTS IN ORDER TO  
MAXIMISE EFFICIENCY  
ACROSS ALL PROJECTS

**1,265**  
SCHOOL/COLLEGE/  
UNIVERSITY VISITS



#### Client key fact

1st Scape project for the client.



## ISLE OF WIGHT COLLEGE STEM BUILDING

SECTOR Education  
TIME 65 weeks | COST £5.5m

A new build three storey steel frame 2,065m<sup>2</sup> college building.

#### Key successes

CAREERS IN  
CONSTRUCTION  
WORKSHOP  
SCHEDULED FOR  
50 STUDENTS

**£197k**  
SAVED  
THROUGH VALUE  
ENGINEERING IN  
PRECONSTRUCTION

PRECONSTRUCTION  
PERIOD REDUCED FROM  
**34** WEEKS → **21** WEEKS

**8**  
CUSTOMER  
SATISFACTION  
SCORE



### Client key fact

52.94% local labour within 20 miles.



## ST BOTOLPH CofE PRIMARY SCHOOL

SECTOR Education  
TIME 49 weeks | COST £2.8m

Construction of a new build primary school and refurbishment of existing premises.

### Key successes

**240**  
SCHOOL/COLLEGE WORKSHOPS

**93%**  
LOCAL SPEND WITHIN 60 MILES

**92%** WASTE DIVERTED FROM LANDFILL

**1** UNIVERSITY RESEARCH PROJECT



## LADY BOSWELL CofE PRIMARY SCHOOL

SECTOR Education  
TIME 45 weeks | COST £1.2m

Extension to existing building to accommodate additional pupils and refurbishment of existing teaching areas.

### Key successes

**20** WEEKS  
PRECONSTRUCTION PERIOD

**160** SHORT COURSES

**99%** WASTE DIVERTED FROM LANDFILL

**99%** LOCAL SPEND WITHIN 60 MILES



### Client key fact

£7.2 million spend.



## EDMONTON SCHOOL

SECTOR Education  
TIME 26 weeks | COST £2.5m

Construction of a three storey 2FE school for pupils aged 4-18 years.

### Key successes

**156**  
SHORT COURSES

**81** APPRENTICE WEEKS LABOUR (EXISTING)

**16** APPRENTICE WEEKS (PROJECT INITIATED)

**23** NVQs



## GEORGE SPICER SCHOOL

SECTOR Education  
TIME 39 weeks | COST £4.7m

Demolition of existing building and construction of a new single storey primary school to expand the current 2FE to 4FE.

### Key successes

**5** EMPLOYMENT OPPORTUNITIES

**150** SCHOOL/ COLLEGE/ UNIVERSITY SITE VISITS

**3** UNIVERSITY RESEARCH PROJECTS

**35** APPRENTICE WEEKS (PROJECT INITIATED)



SUMMARY

SUCCESSSES

CLIENT STORIES

PROJECT STORIES

PROJECT SNAPSHOTS



### Client key fact

9/10 customer satisfaction score.

### Client quote

"We were initially sceptical about using the Scape framework but in the end it has served our purposes well and allowed us to deliver a complex scheme with minimum risk."

Steve Gilley, Head of Estates

## THE EDGE LEISURE CENTRE

SECTOR HEFE / Leisure  
TIME 64 weeks | COST £8.5m

A new build ASA inter-district standard fitness centre including swimming pool and 200 station gym.

### Key successes

**BREEM RATING ACHIEVED EXCELLENT**

**97% WASTE DIVERTED FROM LANDFILL**

**28 EMPLOYMENT OPPORTUNITIES**

**78% TOTAL SPEND WITHIN 35 MILES**

### Client key fact

£28.3 million spend.



## LEICESTER FOOD PARK

SECTOR Commercial and Retail  
TIME 48 weeks | COST £5.2m

New build catering starter units including M&E works and all associated drainage and soft and hard landings.

### Key successes

**25% INCREASE IN NEW LOCAL SUPPLIERS**

**10 WEEKS PRECONSTRUCTION PERIOD**

**150 SOLAR PANELS INSTALLED TO MEET COUNCIL REQUIREMENT FOR RENEWABLE ENERGY**

**17% OF TOTAL ENERGY ON SITE**



## LEICESTER CITY HALL OFFICES

SECTOR Commercial and Retail  
TIME 45 weeks | COST £12m

Refurbishment of an existing office, shops and former snooker hall into new council offices. Works include the internal demolition and soft strip refurbishment of external facade.

### Key successes

**409 SHORT COURSES**

**88.97% LOCAL SPEND WITHIN 40 MILES**

**90.48% LOCAL LABOUR WITHIN 20 MILES**

**128 APPRENTICE WEEKS (PROJECT INITIATED)**



## CATHERINE JUNIOR SCHOOL

SECTOR Education  
TIME 25 weeks | COST £2.7m

Rebuild and refurbishment of existing building due to fire damage.

### Key successes

**20 APPRENTICE WEEKS (EXISTING)**

**98.09% LOCAL SPEND WITHIN 60 MILES**

**960 SCHOOL/ COLLEGE/ UNIVERSITY VISITS**

**89.52% WASTE DIVERTED FROM LANDFILL**



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS



### Client quote

"This project was extremely challenging, within a difficult site and time scale...the site team worked wonders."

**Jo Robertson, Deputy Primary Capital Programme Manager**

## TAYLOR ROAD

SECTOR Education  
TIME 67 weeks | COST £8.4m

A new purpose built primary school for up to 700 students.

### Key successes

**8.2/10** CUSTOMER SATISFACTION SCORE

**35.5/40** CONSIDERATE CONSTRUCTOR SCORE

**BREEAM RATING ACHIEVED VERY GOOD**

COMMUNITY ENGAGEMENT INCLUDING WOMEN IN CONSTRUCTION SEMINARS HELD



### Client key fact

9/10 client satisfaction.

### Client quote

"We were apprehensive at the start of the process. Since then we have been won over by your warm and professional approach. A really solid performance to date."

**John Roberts, Project Manager**

## LOUGHBOROUGH POLICE STATION

SECTOR Law and Order  
TIME 65 weeks | COST £3.3m

New build police station.

### Key successes

**3** EMPLOYMENT OPPORTUNITIES

**252** SHORT COURSES

**14 WEEKS** PRECONSTRUCTION PERIOD

**52** APPRENTICE WEEKS (EXISTING)



### Client key fact

£35.1 million spend.



## SAP PROGRAMME 2013 (FORMERLY ABNP)

SECTOR Education  
TIME 52 weeks | COST £6.9m

Demolition, extension and refurbishment of 14 primary schools across Leicestershire.

### Key successes

**99%<sup>24</sup>** LOCAL SPEND WITHIN 60 MILES

**150** SCHOOL/ COLLEGE/ UNIVERSITY VISITS

**3<sup>RD</sup> YEAR** RUNNING DEDICATED ACCOUNT TEAM DELIVERED PROGRAMME

**77%<sup>30</sup>** WASTE DIVERTED FROM LANDFILL



## ASHMOUNT SEN, LOUGHBOROUGH

SECTOR Education  
TIME 65 weeks | COST £8.4m

Design and construction of a new SEN school replacing the outdated 1960s facility.

### Key successes

**519** SHORT COURSES

**99%<sup>55</sup>** WASTE DIVERTED FROM LANDFILL

OUTDOOR CANOPY INCLUDED IN DESIGN TO MAXIMISE OUTDOOR EDUCATION

**07 NVQs**



SUMMARY

SUCCESSSES

CLIENT STORIES

PROJECT STORIES

PROJECT SNAPSHOTS





## Client quote

"Willmott Dixon has operated at the very pinnacle of all that is excellent in collaborative working."

**David Cragg,**  
Building Design Manager

## ABNP 2011/13

SECTOR Education  
TIME 52 weeks | COST £19.8m

Refurbishment and replacement of existing primary schools to provide modern facilities.

### Key successes

**9.27  
10** CUSTOMER  
SATISFACTION  
SCORE

**652** SHORT  
COURSES

**1,276**  
SCHOOL/  
COLLEGE/  
UNIVERSITY  
VISITS



**39**  
EMPLOYMENT  
OPPORTUNITIES



## Client key fact

99.06% local spend within 60 miles.



## LINCOLN UTC

SECTOR HEFE  
TIME 61 weeks | COST £6.7m

Construction of a bespoke building and refurbishment of a Grade II listed building to create a new UTC for students aged 14-19.

### Key successes

**40%  
63**  
INCREASE IN LOCAL  
APPROVED SUPPLIERS

**3**  
EMPLOYMENT  
OPPORTUNITIES

**97.40** WASTE  
DIVERTED  
FROM  
LANDFILL

**£500k  
SAVED**  
THROUGH VALUE  
ENGINEERING



## Client key fact

£6.8 million spend.



## LINCOLN CARLTON ACADEMY

SECTOR Education  
TIME 29 weeks | COST £3.1m

Construction of a Sunesis Keynes 2FE primary school.

### Key successes

**100%** WASTE  
DIVERTED  
FROM  
LANDFILL

**21**  
SHORT COURSES

**1st** SUNESIS KEYNES  
PRIMARY SCHOOL  
FOR LINCOLNSHIRE  
COUNTY COUNCIL

**1**  
EMPLOYMENT  
OPPORTUNITY



## GAINSBOROUGH PRIMARY SCHOOL

SECTOR Education  
TIME 36 weeks | COST £3.7m

Construction of a new 1FE primary school with external works including new sports pitch and off site access road.

### Key successes



PART OF  
LINCOLNSHIRE'S  
INITIATIVE TO CREATE  
**2,716**  
PRIMARY SCHOOL  
PLACES TO  
ACCOMMODATE  
GROWING NUMBERS



**24**  
WEEKS  
PRECONSTRUCTION  
PERIOD

**ZERO**  
ACCIDENTS



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



## Client key fact

£52.9 million spend.



## ARCHBISHOP BLANCH SECONDARY SCHOOL

SECTOR Education  
TIME 60 weeks | COST £16m

Construction of a three storey steel frame secondary school including sport hall and 3G synthetic sports pitch.

### Key successes

WILLMOTT DIXON  
SUPPORTING  
COMMUNITY INVESTMENT  
BY UPGRADING  
2 COMMUNITY GARDENS



SITE TEAM BASED IN WELLINGTON  
AVENUE METHODIST CHURCH  
CENTRE INSTEAD OF CABINS –  
INCREASED LOCAL INVESTMENT  
AND PROJECT SAVINGS



## MILLSTEAD SEN PRIMARY SCHOOL

SECTOR Education  
TIME 50 weeks | COST £5.6m

New build and refurbishment of a single storey primary school with a two storey sports hall and hydrotherapy pool.

### Key successes

72  
SCHOOL/COLLEGE  
WORKSHOPS

97%  
WASTE  
DIVERTED  
FROM  
LANDFILL

6  
EMPLOYMENT  
OPPORTUNITIES

07  
NVQs



## LIVERPOOL ARCHBISHOP BECK

SECTOR Education  
TIME 106 weeks | COST £16.4m

Construction of a new three storey secondary school with external works including 3G synthetic sports pitch and MUGA pitches.

### Key successes



MEET THE BUYER  
EVENT HELD  
AND 7 NEW LOCAL  
CONTRACTORS  
APPOINTED FOR MULTIPLE  
PACKAGES INCLUDING  
FENCING, JOINERY AND  
METALWORK

8.73  
10  
CUSTOMER  
SATISFACTION  
SCORE

382  
SHORT  
COURSES

20  
EMPLOYMENT  
OPPORTUNITIES

## Client quote

"The framework has allowed us to procure cost reduction and price certainty."

Simon McEneny,  
Assistant Director Regeneration  
Physical Assets

## NOTRE DAME SCHOOL

SECTOR Education  
TIME 106 weeks | COST £14.9m

Construction of a new secondary school using a 'kit of parts' design.

### Key successes

89  
APPRENTICE WEEKS  
(PROJECT INITIATED)

9.45  
10  
CUSTOMER  
SATISFACTION  
SCORE

16  
EMPLOYMENT  
OPPORTUNITIES

MEET THE BUYER EVENTS  
2 NEW LOCAL  
CONTRACTORS APPOINTED



SUMMARY

SUCCESSES

CLIENT  
STORIES

PROJECT  
STORIES

PROJECT  
SNAPSHOTS

#### Client key fact

£27.3 million spend.



## BEXLEY PRIMARY SCHOOLS PROGRAMME

SECTOR Education  
TIME 62 weeks | COST £20.7m

Expansion of existing six primary schools with a standardised solution.

#### Key successes

**131**  
APPRENTICE WEEKS  
(EXISTING)

**OVER  
£8m  
SAVINGS**  
OFFERED BY  
UTILISING A  
STANDARDISED  
APPROACH

**24**  
NVQs

**17**  
EMPLOYMENT  
OPPORTUNITIES

#### Client quote

"Willmott Dixon's involvement with the project was one of the reasons it got to site – their flexible approach was necessary due to both budget and programme constraints."

**Jack Emmins, Project Manager**

## COLYERS ROAD SEN SCHOOL

SECTOR Education  
TIME 52 weeks | COST £6.6m

Refurbishment and extension of a former primary school into an SEN school and construction of a new sixth form block.

#### Key successes

**8.8  
10**  
CUSTOMER  
SATISFACTION AT  
PRECONSTRUCTION

**64.37**  
LOCAL LABOUR  
WITHIN 20 MILES

**135**  
SCHOOL/  
COLLEGE/  
UNIVERSITY  
VISITS

**99.38**  
WASTE  
DIVERTED  
FROM  
LANDFILL

#### Client key fact

£23 million spend.



## BRIGSTOCK SCHOOL

SECTOR Education  
TIME 44 weeks | COST £3.3m

Construction of a 2FE Sunesis Dewey primary school, part of a programme for schools.

#### Key successes

**£20k**  
SAVED  
BY UNBUNDLED DOORS

**100%**  
LOCAL LABOUR  
WITHIN 20 MILES

QUALITY CONTROL:  
PAINT CHANGED  
TO EMULSION  
= **ZERO  
DEFECTS**  
ON HANDOVER  
DUE TO QUALITY CONTROL



## STROUD GREEN PRIMARY SCHOOL

SECTOR Education  
TIME 52 weeks | COST £5.7m

Construction of a new primary school based on Sunesis Dewey.

#### Key successes

**8.75  
10**  
CUSTOMER  
SATISFACTION  
SCORE

**96.48**  
WASTE  
DIVERTED  
FROM  
LANDFILL

**1**  
TRAINEE  
ELECTRICIAN  
EMPLOYED  
ON SITE  
(FUNDED BY WILLMOTT DIXON)

**£12k**  
SAVED  
BY BRICKWORK &  
WINDOWS UNBUNDLED



## FORESTDALE SCHOOL

SECTOR Education  
TIME 43 weeks | COST £3.4m

Construction of a new 2FEN primary school based on Sunesis Dewey.

### Key successes



## HALING ROAD PRIMARY SCHOOL

SECTOR Education  
TIME 45 weeks | COST £5m

Construction of a two storey 2FE primary school based on Sunesis Dewey.

### Key successes



## RYELANDS SCHOOL

SECTOR Education  
TIME 39 weeks | COST £5.6m

The refurbishment of an existing Edwardian building into a 2FE primary school and nursery.

### Key successes



### Client key fact

9/10 customer satisfaction score.



## CRANMER PRIMARY SCHOOL

SECTOR Education  
TIME 58 weeks | COST £4m

Design and construction of a 1FE primary school on the grounds of an existing 2FE primary school.

### Key successes



### SUMMARY



### SUCCESSES



### CLIENT STORIES



### PROJECT STORIES



### PROJECT SNAPSHOTS





#### Client key fact

95.88% local spend within 40 miles.



## HUB VISUAL AND PERFORMANCE ARTS CENTRE

SECTOR HEFE  
TIME 60 weeks | COST £10.9m

Construction of a new Hub and Visual Performing Arts Building including enabling works and external landscaping.

#### Key successes

**EARLY CONTRACTOR ENGAGEMENT**  
ALLOWED FOR DEMOLITION WORK PRIOR TO PLANNING APPROVAL AND AHEAD OF MAIN WORKS



**59**  
APPRENTICE WEEKS (EXISTING)

**37**  
EMPLOYMENT OPPORTUNITIES

**187**  
SHORT COURSES



#### Client key fact

100% local spend within 20 miles.



## SHEPTON MALLET OFFICE RATIONALISATION

SECTOR Commercial and Retail  
TIME 77 weeks | COST £3.6m

Redevelopment of the offices to an efficient shared service solution for Mendip District Council.

#### Key successes

**2** UNIVERSITY RESEARCH PROJECTS

**91%** WASTE DIVERTED FROM LANDFILL

**30** NVQs

**25** WEEKS PRECONSTRUCTION PERIOD



#### Client key fact

94.29% local labour within 20 miles.



## MICHAELA FREE SCHOOL

SECTOR Education  
TIME 26 weeks | COST £6.5m

Refurbishment of Arena House to a 4FE secondary school commissioned by the EFA.

#### Key successes

**24**  
APPRENTICE WEEKS (EXISTING)

**100%** WASTE DIVERTED FROM LANDFILL

**97%**  
LOCAL SPEND WITHIN 60 MILES

**83** SHORT COURSES



#### Client key fact

185 school/college workshops.



## MIDDLESBROUGH SPORTS VILLAGE

SECTOR Leisure  
TIME 57 weeks | COST £18m

New build sports village including a two storey hub building, gym facilities, external synthetic turf pitches and floodlit tennis courts.

#### Key successes

**185**  
SCHOOL/COLLEGE WORKSHOPS

**275**  
SHORT COURSES

**42/50** CONSIDERATE CONSTRUCTOR SCORE

**35** SCHOOL/ COLLEGE/ UNIVERSITY VISITS



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS



### Client key fact

1st Scape project for the client.



## YSTALYFERA SCHOOL

SECTOR Education  
TIME 17 weeks | COST £1.6m

Full refurbishment and reconfiguration of existing live school to create lighter more energy efficient learning zones.

### Key successes

**91%**  
CLIENT SATISFACTION

**87%**  
LOCAL SPEND  
WITHIN 40 MILES

START ON  
SITE WITHIN  
FOUR WEEKS  
OF INSTRUCTION

**34.5**  
**40**  
CONSIDERATE  
CONSTRUCTOR  
SCORE



### Client key fact

£89k saved on project.



## TIGER PRIMARY SCHOOL

SECTOR Education  
TIME 38 weeks | COST £3.4m

Construction of a two storey primary school commissioned by the EFA.

### Key successes

**4**  
WEEKS  
SAVED THROUGH  
SUPPLY CHAIN  
ENGAGEMENT

**£49k**  
VALUE ENGINEERING  
SAVINGS

**93%**  
LOCAL SPEND  
WITHIN 60 MILES

**£40k**  
SAVED THROUGH  
EARLY ENGAGEMENT



NHS South of Tyne and Wear



### Client key fact

1st BREEAM Outstanding in the UK.



## HOUGHTON PRIMARY CARE CENTRE

SECTOR Healthcare  
TIME 75 weeks | COST £16.9m

Construction of a new two storey Primary Care Centre, comprising care accommodation, diagnostics, and community teaching.

### Key successes

**84%**  
LOCAL SPEND  
WITHIN 35 MILES

**BREEAM**  
RATING  
ACHIEVED  
OUTSTANDING

**160**  
DAYS  
SAVED ON  
TRADITIONAL  
PROCUREMENT

**REDUCED**  
ENERGY  
AND CO<sub>2</sub> BY 90%



### Client key fact

19 weeks preconstruction period.



## NESCOT COLLEGE (PHASE 2)

SECTOR Education  
TIME 29 weeks | COST £6.9m

The works included over cladding, roofing, refurbishment and infrastructure upgrades to two of the main college blocks. Works delivered in three phases.

### Key successes

WILLMOTT DIXON STAFF  
ACTED AS MODELS  
IN THE HAIR & BEAUTY  
DEPARTMENT TO  
PRACTICE  
HAIRCUTS

**ZERO**  
DEFECTS  
ON HANDOVER

**422**  
SHORT COURSES

**97**  
APPRENTICE WEEKS  
(EXISTING)



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS

## Client key fact

£52.6 million spend.



## WESTON-SUPER-MARE TOWN HALL

SECTOR Commercial and Retail  
TIME 59 weeks | COST £9.7m

The amalgamation of the county's premises into two primary hubs to increase occupancy by 50% and create an energy efficient space to save on client energy costs.

### Key successes



## Client quote

"This project exemplifies how both Willmott Dixon and the client worked together to develop a scheme to meet the user's needs."

Justin Harvey Bennett,  
Senior Project Manager

## AIESCOMBE WAY WTS & HWRC

SECTOR Commercial and Retail  
TIME 34 weeks | COST £2.4m

Demolition of the existing Waste Transfer Station, and creation of a new separate HWRC on an adjoining site.

### Key successes



## ST ANNES PRIMARY SCHOOL, WESTWICK

SECTOR Education  
TIME 52 weeks | COST £2.7m

Construction of a new Sunesis Keynes 1FE primary school with nursery facilities providing much needed school places in the midst of an expanding village setting.

### Key successes



## ST PETERS C of E PRIMARY SCHOOL

SECTOR Education  
TIME 50 weeks | COST £3.5m

Expanding an existing school from 420 to 630 pupils through provision of new classrooms in a new build capacity to complement the remodelling of existing space.

### Key successes





## ASHCOMBE PRIMARY SCHOOL

SECTOR Education  
TIME 39 weeks | COST £4.6m

Construction of a Sunesis Keynes 2FE primary school for 420 students on the existing school grounds.

### Key successes

**24**  
WORK EXPERIENCE  
WEEKS (18+ YEARS)

**92%**  
LOCAL SPEND  
WITHIN 60 MILES

**24**  
WEEKS  
PRECONSTRUCTION  
PERIOD

**2,500**  
SCHOOL/COLLEGE  
WORKSHOPS

### Client quote

"The works were completed efficiently, professionally and to a very good standard."

**John Bird, Project Manager**

## MENDIP GREEN FIRST SCHOOL

SECTOR Education  
TIME 18 weeks | COST £478,000

Rationalisation and refurbishment of existing premises to enhance teaching and learning environments.

### Key successes

**150**  
SCHOOL/COLLEGE/  
UNIVERSITY  
SITE VISITS

**72** SHORT  
COURSES

**9.5**  
10  
CUSTOMER  
SATISFACTION  
SCORE

**100%**  
LOCAL SPEND  
WITHIN 20 MILES



## YEO MOOR AND ST ANDREW'S AMALGAMATION

SECTOR Education TIME Yeo Moor – 31 weeks,  
St Andrews – 32 weeks | COST £3.2m

The construction of a link building to join two distinct buildings creating a unified school facility.

### Key successes

**300**  
SCHOOL/COLLEGE  
WORKSHOPS

**270**  
SCHOOL/COLLEGE/  
UNIVERSITY VISITS

**5**  
EMPLOYMENT  
OPPORTUNITIES

**320**  
SHORT COURSES

### Client quote

"The construction team were excellent in all areas. NSC are very pleased with the completed building."

**Karen Jarvis, Project Manager**

## MILTON PARK PRIMARY SCHOOL

SECTOR Education  
TIME 32 weeks | COST £1.9m

Remodel and refurbishment of existing 420 place school to provide two new foundation learning zones along with a 15 pupil pre-school.

### Key successes

**WILLMOTT DIXON  
REDECORATED  
STAFF ROOM WITH  
SUPPLY CHAIN  
DONATED MATERIALS**

**100%**  
LOCAL SPEND  
WITHIN 60 MILES

**288** SHORT  
COURSES

**14**  
WEEKS  
PRECONSTRUCTION  
PERIOD





## ST MARTIN'S CofE JUNIOR SCHOOL

SECTOR Education  
TIME 27 weeks | COST £1.09m

Remodel and refurbishment of existing two storey school to create an independent Early Years learning zone.

### Key successes

**9.3**  
**10** CUSTOMER SATISFACTION SCORE

**160** SHORT COURSES

**15** APPRENTICE WEEKS (EXISTING)

**100%** LOCAL SPEND WITHIN 20 MILES

### Client quote

"The service provided from Willmott Dixon was exceptional and I cannot thank everyone enough for the fact that our vision for our building became a reality."

Gillian Quick, Head Teacher

## WORLEBURY ST PAUL'S CEVA FIRST SCHOOL

SECTOR Education  
TIME 17 weeks | COST £225,000

Remodel of existing premises and new build extension to create additional learning zones and improved staff facilities.

### Key successes

WILLMOTT DIXON SPONSORED AND INSTALLED A WATER FEATURE AND BENCH

**2** EMPLOYMENT OPPORTUNITIES

**100%** LOCAL SPEND WITHIN 20 MILES

**10**  
**10** CUSTOMER SATISFACTION SCORE



## THE LARCH CENTRE

SECTOR Education  
TIME 25 weeks | COST £680,347

Refurbishment of existing premises and construction of a single storey extension comprising new hall, classrooms and stores.

### Key successes

WILLMOTT DIXON WORKED WITH CLIENT TO PROTECT AND MAINTAIN AN EXISTING BADGER SET

**10**  
**10** CUSTOMER SATISFACTION SCORE

**100%** LOCAL SPEND WITHIN 20 MILES

**93.44** WASTE DIVERTED FROM LANDFILL



## TRINITY ANGLICAN METHODIST SCHOOL

SECTOR Education  
TIME 32 weeks | COST £1.7m

A single storey extension providing six additional classrooms, a new nursery and a reception to increase capacity to 420 pupils.

### Key successes

SUSTAINABLE DESIGN RAINWATER HARVESTING FOR TOILETS

SUSTAINABILITY WORKSHOPS PROVIDED FOR ECO-COMMITTEE

**9.24**  
**10** CUSTOMER SATISFACTION SCORE

**3.8** AIR TEST RESULT



SUMMARY



SUCCESSIONS

CLIENT  
STORIESPROJECT  
STORIESPROJECT  
SNAPSHOTS

## GORDANO GROWTH PROJECT

SECTOR Education  
TIME 41 weeks | COST £2.1m

Construction of a new two storey sixth form extension block and refurbishment of existing premises to provide high quality learning zones.

### Key successes



SCAPE ENSURED  
SEPTEMBER 2011  
OPENING



VIEWING PLATFORM  
ERECTED FOR STUDENTS  
TO WATCH THE PROJECT



LOCAL SPEND  
WITHIN 20 MILES



## BACKWELL 6TH FORM CENTRE

SECTOR Education  
TIME 41 weeks | COST £2.45m

Construction of a new sixth form block providing enhanced and dedicated music and drama space.

### Key successes



37  
40 CONSIDERATE  
CONSTRUCTOR  
SCORE



## BIRDWELL SCHOOL & CC

SECTOR Education  
TIME 60 weeks | COST £4.3m

Remodelling of existing premises, demolition of existing teaching space and construction of a new extension to provide six new classrooms.

### Key successes



£1m RAISED  
BY WILLMOTT DIXON SITE TEAM  
TO TRANSPORT REDUNDANT  
SCHOOL FURNITURE TO GAMBIA IN  
ASSOCIATION WITH A LOCAL CHARITY

36  
40 CONSIDERATE  
CONSTRUCTOR  
SCORE



## WINFORD CofE PRIMARY SCHOOL

SECTOR Education  
TIME 68 weeks | COST £4.2m

Redevelopment and refurbishment of existing premises and new build extension providing new teaching zones.

### Key successes



34.5  
40 CONSIDERATE  
CONSTRUCTOR  
SCORE



LOCAL SPEND  
WITHIN 40 MILES

## Client quote

"We enjoyed every stage of the design, procurement and construction processes as everyone who worked with us shared our passion."

Stephanie Quayle, Head Teacher

## ST KATHERINE'S SCHOOL

SECTOR HEFE  
TIME 44 weeks | COST £2.9m

New build dining hall including a restaurant and refurbishment of existing school premises to increase capacity.

### Key successes

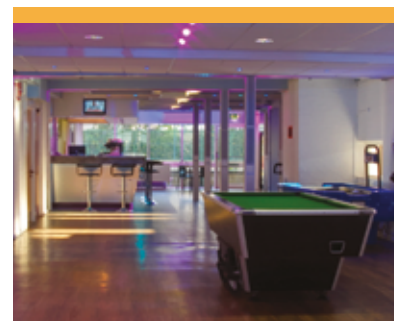


## WORLE COMMUNITY SPORTS FACILITY

SECTOR Leisure  
TIME 36 weeks | COST £2.4m

Construction of a new sports facilities including a football centre of excellence, fitness gym and dance studio.

### Key successes



## PORTISHEAD YOUTH CENTRE

SECTOR Leisure  
TIME 19 weeks | COST £609,619

Remodel of existing youth centre and construction of a wrap around extension providing a new entrance, social area and storage space.

### Key successes



## Client quote

"From a client perspective I could not have asked for a better service from a construction partner. First class – not really much more I can say."

Mandy Bishop, Head of Community and Consumer Services

## HORATIO HOUSE LIBRARY

SECTOR Leisure  
TIME 12 weeks | COST £777,295

An internal fit out of existing ground floor commercial unit to provide a new library and community facility.

### Key successes





## UPHILL COMMUNITY MULTI PURPOSE HALL

SECTOR Leisure  
TIME 24 weeks | COST £656,150

Construction of a new school hall using the footprint of the existing hall.

### Key successes



CONSTRUCTION  
IN A LIVE SCHOOL  
ENVIRONMENT



ON TIME & ON BUDGET



ZERO  
ACCIDENTS



Client key fact  
£39.1 million spend.

### Client quote

"Efforts early on in the preconstruction phase were invaluable and throughout the project your people provided excellent leadership."

Sandra Punton, Development  
Manager – Property and Design

## NEWCASTLE CITY CENTRE POLICE STATION

SECTOR Law and Order  
TIME 150 weeks | COST £36m

Construction of a new area demand head quarters, including a refurbishment of a Grade II listed building to provide a 50 cell custody suite.

### Key successes



BREEAM  
RATING  
ACHIEVED  
EXCELLENT



LOCAL SPEND  
WITHIN 20 MILES



12  
EMPLOYMENT  
OPPORTUNITIES



92% WASTE  
DIVERTED  
FROM  
LANDFILL



## SOUTH SHIELDS POLICE STATION

SECTOR Law and Order  
TIME 36 weeks | COST £1.8m

Refurbishment of existing custody suites to provide additional cell capacity.

### Key successes



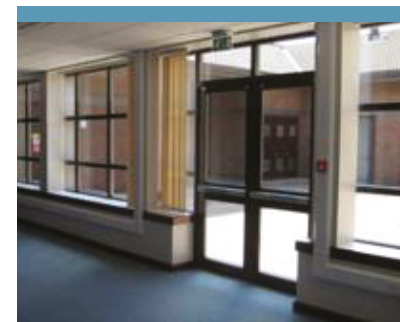
PRECONSTRUCTION  
PERIOD

35  
40  
CONSIDERATE  
CONSTRUCTOR  
SCORE



OFF SITE CONSTRUCTION  
TECHNIQUES REDUCED  
PROGRAMME BY

40%



## SOUTHWICK POLICE STATION

SECTOR Law and Order  
TIME 40 weeks | COST £1.3m

Refurbishment of existing custody suites and installation of a new first floor within a live custody environment.

### Key successes



WORKS  
COMPLETED  
IN A LIVE  
CUSTODY  
SUITE

35  
40  
CONSIDERATE  
CONSTRUCTOR  
SCORE



PRECONSTRUCTION  
PERIOD



ON TIME &  
ON BUDGET



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





### Client key fact

£21.9 million spend.



## SOUTHGLADE FOOD PARK

SECTOR Commercial and Retail  
TIME 51 weeks | COST £6.8m

Construction of twelve new food process units with a new traffic and access management system linked to existing food park.

### Key successes

**3** WORK EXPERIENCE WEEKS (18+ YEARS)

**£3.5m** ERDF FUNDED

NEW UNITS TO SECURE  
**90** NEW EMPLOYMENT OPPORTUNITIES FOR LOCAL PEOPLE

**42%** LOCAL LABOUR WITHIN 10 MILES



### Client quote

"I will at every opportunity seek to work with Willmott Dixon again. They have been professional, attentive, supportive and innovative. Thank you."

Helen Wallace, Project Officer

## RADFORD NURSERY

SECTOR Education  
TIME 55 weeks | COST £3.4m

Construction of a new two storey nursery unit providing a four class nursery, kitchen and dining facilities and administration offices.

### Key successes

**10/10** CUSTOMER SATISFACTION SCORE

CONSTRUCTION OF POLYCARBONATE CANOPY ALLOWS PLAY IN WET WEATHER

**BREEAM** RATING ACHIEVED VERY GOOD

SUSTAINABLE DESIGN INCLUDING HARVESTING RAINWATER, SOLAR POWER AND NATURAL VENTILATION



## ST ANN'S JOINT SERVICE CENTRE

SECTOR Healthcare  
TIME 70 weeks | COST £11.7m

Construction of a two storey steel framed building to include three doctors' surgeries, library and a children's centre.

### Key successes

**20** UNIVERSITY RESEARCH PROJECTS

**51** WORK EXPERIENCE WEEKS (15-17 YEARS)

**26** EMPLOYMENT OPPORTUNITIES

**209** APPRENTICE WEEKS (PROJECT INITIATED)



### Client key fact

19 weeks preconstruction period.



## VICTORIA CENTRE RE ROOFING

SECTOR Commercial and Retail  
TIME 42 weeks | COST £2.3m

Roof replacement works to a fourth floor city centre shopping centre.

### Key successes

**100%** LOCAL SPEND WITHIN 10 MILES

**4** APPRENTICE WEEKS LABOUR (EXISTING)

**£1.8k** RAISED BY SITE TEAM AT A CHARITY CRICKET EVENT FOR MOTOR NEURONE DISEASE

**100%** LOCAL LABOUR WITHIN 10 MILES



### Client key fact

9.25/10 customer satisfaction.

### Client quote

"Despite the tight timescale, WDC ensured that it absolutely could be done in the timeframe!"

**Deborah Biddell,**  
Property Services Project Manager

## OAKBANK FREE SCHOOL

SECTOR Education  
TIME 27 weeks | COST £5.1m

Remodel and refurbishment of existing school to establish a new free school commissioned by the EFA.

### Key successes



LOCAL SPEND  
WITHIN 60 MILES



LOCAL LABOUR  
WITHIN 40 MILES



### Client key fact

13 weeks preconstruction period.



## ONE IN A MILLION FREE SCHOOL

SECTOR Education  
TIME 40 weeks | COST £2.4m

Conversion and refurbishment of Bradford City Football Clubs old shop into a 350 place secondary school, commissioned by the EFA.

### Key successes



LOCAL SPEND  
WITHIN 60 MILES



### Client key fact

88.75% local spend within 40 miles.



## GREATER MANCHESTER SUSTAINABLE ENGINEERING UTC

SECTOR HEFE  
TIME 45 weeks | COST £8.1m

Construction of a new four storey University Technical College for 14-19 year olds specialising in sustainable engineering.

### Key successes



### Client key fact

1st Scape project for the client.



## TREFONNEN CIW SCHOOL

SECTOR Education  
TIME 67 weeks | COST £4.1m

Construction of a 240 place English stream / Welsh stream primary school.

### Key successes



**SUSTAINABLE DESIGN**  
INCLUDING HARVESTING  
RAINWATER



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



### Client key fact

1st Scape project for the client.

### Client quote

"WD Team members showed a great deal of client focus and skill in resolving some of the early issues with the preconstruction phase."

**Mark Brothwell,**  
Chartered Surveyor

## YPLA SUBMISSION – ACADEMY MAINTENANCE

SECTOR Education  
TIME 24 weeks | COST £1.3m

Construction of a new dedicated learning centre funded by the Department for Education Academies Capital Maintenance Fund.

### Key successes



### Client key fact

£29.2 million spend.

### Client quote

"The Scape framework allowed us to ensure that buildings users, the wider council and Redcar community all benefited from every penny spent."

**Mark Hopgood,**  
Capital Projects Team Leader

## REDCAR COMMUNITY HEART

SECTOR Leisure  
TIME 106 weeks | COST £27.2m

Construction of a multi-function facility incorporating leisure, civic and business functions to protect jobs and boost regeneration.

### Key successes



## REDCAR VERTICAL PIER

SECTOR Leisure  
TIME 38 weeks | COST £2m

Construction of a seven storey vertical pier including 360 degree viewing platforms and a new visitor café.

### Key successes



**Rooftop**

★★★ Awarded three stars for 'Excellence'



### Client key fact

9/10 customer satisfaction score.

### Client quote

"This is a really exciting scheme which will help redevelop and regenerate a key brownfield site."

**David Hannon,**  
Development Director

## YATES COURT

SECTOR Housing  
TIME 78 weeks | COST £7m

Construction of an extension to the existing extra care facilities providing 48 new apartments, and the refurbishment of the existing facilities at Yates Court home.

### Key successes



SUMMARY

SUCCESSES

CLIENT  
STORIES

PROJECT  
STORIES

PROJECT  
SNAPSHOTS



### Client key fact

1st Scape project for the client.



## HEWENS FREE SCHOOL

SECTOR Education  
TIME 22 weeks | COST £2.6m

Refurbishment of existing school to provide a 2FE, 420 place primary school, commissioned by the EFA.

### Key successes



### Client key fact

1st Scape project for the client.



## BIDEFORD FREE SCHOOL

SECTOR Education  
TIME 75 weeks | COST £9.1m

Construction of a new 500 place secondary school and 200 place sixth form facility commissioned by the EFA.

### Key successes



TEMPORARY  
ACCOMMODATION  
OPEN IN TIME FOR 2013



### Client key fact

16p/£1 savings incorporated.

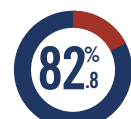


## RHUL LECTURE THEATRE

SECTOR HEFE  
TIME 7 weeks | COST £2.5m

Strip out and refit to convert an existing 1,600m<sup>2</sup> boiler house into a lecture theatre, with changing rooms and toilet facilities.

### Key successes



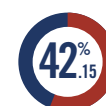
LOCAL SPEND  
WITHIN 40 MILES



SHORT COURSES



UNIVERSITY  
RESEARCH  
PROJECTS



LOCAL  
LABOUR  
WITHIN  
20 MILES



### Client key fact

9/10 customer satisfaction score.



## RUTHERFORD HOUSE SCHOOL

SECTOR Education  
TIME 37 weeks | COST £3.2m

Conversion of a six storey judicial facility into a 2FE junior school, commissioned by the EFA.

### Key successes



SUCCESSFUL COMPLETION  
OF PHASE 1 FOR  
SEPTEMBER 2013 INTAKE



5  
APPRENTICE  
WEEKS  
(EXISTING)



WASTE  
DIVERTED  
FROM  
LANDFILL



54  
SCHOOL/  
COLLEGE  
WORKSHOPS



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS





## Client key fact

81.98% local spend within 40 miles.



## BIO QUARTER

SECTOR Commercial and Retail  
TIME 48 weeks | COST £3.4m

Office fit out of existing buildings.

### Key successes

**427**  
SHORT COURSES

**4** UNIVERSITY  
RESEARCH  
PROJECTS

**SUCCESSFUL**  
CLIENT RELATIONSHIP  
AND STRONG PROJECT  
TEAM DELIVERY  
HAS LED TO AN  
ADDITIONAL 4  
PHASES BEING  
AWARDED



## Client key fact

£7.4 million spend.



## BECCLES FREE SCHOOL

SECTOR Education  
TIME 74 weeks | COST £3.5m

Conversion of a primary school into a secondary school for 216 students, and conversion of Beccles Middle School into a secondary school for 540 pupils, commissioned by the EFA.

### Key successes

**OPEN**

PHASE 1 COMPLETED  
FOR SEPTEMBER 2012 INTAKE

PHASE 1  
FROM INCEPTION  
TO TEACHING

**15** SHORT  
COURSES

**38%**

LOCAL LABOUR  
WITHIN 20 MILES

## Client quote

"We at Cambridge Education were blown away by the school building. The standard of finish is exceptional and is a huge credit to Willmott Dixon!"

Amanda Neville, Project Manager

## SAXMUNDHAM FREE SCHOOL

SECTOR Education  
TIME 74 weeks | COST £3.9m

The conversion of an existing middle school into a secondary school for 540 students, commissioned by the EFA.

### Key successes

**16**  
WEEKS  
FROM INCEPTION  
TO TEACHING

**8.9**  
CUSTOMER  
SATISFACTION  
SCORE

**92.18** WASTE  
DIVERTED  
FROM  
LANDFILL

**27**  
WORK  
EXPERIENCE  
WEEKS  
(18+ YEARS)



## Client key fact

Three schemes combined into one project.



## SHEFFIELD PRIMARY SCHOOL CLUSTER

SECTOR Education  
TIME 52 weeks | COST £6.6m

Refurbishment of four schools across the region and installation of new modular classroom blocks.

### Key successes

**£500K** SAVINGS  
REINVESTED  
INTO THE PROJECT

**11**  
EMPLOYMENT  
OPPORTUNITIES

**416**  
SCHOOL/COLLEGE  
WORKSHOPS

**25**  
WEEKS  
PRECONSTRUCTION  
PERIOD



### Client key fact

Nine weeks preconstruction period.



## DEVON STUDIO SCHOOL, TORQUAY

SECTOR Education  
TIME 35 weeks | COST £3m

Construction of a new 300 place school for students aged 14-19 specialising in health, early years and social care.

### Key successes



LOCAL LABOUR  
WITHIN 20 MILES

90  
SCHOOL/COLLEGE  
WORKSHOPS

6  
EMPLOYMENT  
OPPORTUNITIES



### Client key fact

£5.8 million spend.



## STAKEHOLDER EXPERIENCE & COMPLIANCE SCHEME

SECTOR HEFE  
TIME 52 weeks | COST £3.5m

Improvement works to campus including creating welcoming entrance, remodelling of a number of existing spaces and enhancing the energy use.

### Key successes

100%  
SUBCONTRACTOR  
PAYMENTS  
ON TIME

9.2  
CLIENT  
SATISFACTION  
SCORE

ZERO  
ACCIDENTS

85%  
WASTE  
DIVERTED  
FROM  
LANDFILL



## WISE HE/REFURBISHMENT & TEACHING

SECTOR HEFE  
TIME 44 weeks | COST £2.3m

Construction of a new state of the art building to house sports and catering facilities, and refurbishment of existing facilities.

### Key successes

WILLMOTT DIXON SITE  
TEAM PROVIDED WEEKLY  
FOOTBALL COACHING TO  
A MIXED ABILITY TEAM

100%  
LOCAL LABOUR  
WITHIN 20 MILES

88%  
LOCAL SPEND  
WITHIN 10 MILES

7  
WEEKS  
PRECONSTRUCTION  
PERIOD



South Tyneside Council



### Client key fact

£21 million spend.



## HEBBURN LEISURE HUB

SECTOR Leisure  
TIME 74 weeks | COST £12.9m

Design and construction of a community hub consisting of leisure, library and customer services facilities.

### Key successes

9.57  
CUSTOMER  
SATISFACTION  
SCORE

18  
WEEKS  
PRECONSTRUCTION  
PROGRAMME

89%  
LOCAL LABOUR  
WITHIN 20 MILES

6  
EMPLOYMENT  
OPPORTUNITIES



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



## SOUTH SHIELDS TOWN HALL REFURBISHMENT

SECTOR Commercial and Retail  
TIME 69 weeks | COST £8.2m

Refurbishment of a Grade II listed building within a live environment to provide sustainable and attractive facilities.

### Key successes

**95**  
SHORT COURSES

**1** UNIVERSITY  
RESEARCH  
PROJECT

**12**  
EMPLOYMENT  
OPPORTUNITIES

RAPID PRECONSTRUCTION  
AND DESIGN DEVELOPMENT  
REDUCED PROCUREMENT BY  
**26**  
WEEKS



Client key fact  
£35.9 million spend.



## CUSTODY SUITES: MERTHYR AND BRIDGEND

SECTOR Law and Order  
TIME 60 weeks | COST £20.9m

Construction of two, two storey 42 cell custody suites with associated interview rooms, detention and consultation areas and a modern office complex.

### Key successes

**141**  
NVQs

**13** UNIVERSITY  
RESEARCH  
PROJECTS

**560**  
SCHOOL/COLLEGE  
WORKSHOPS

**SITE VISITS**  
ORGANISED FOR  
DISADVANTAGED YOUTHS



## PROJECT AVALON

SECTOR Law and Order  
TIME 65 weeks | COST £15m

Construction of office facilities to support the South Wales Police Force.

### Key successes

**BREEAM**  
RATING  
ACHIEVED  
VERY GOOD

**85%**  
MARKET  
TESTED AT  
GATEWAY 3

**20p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & BUILD

**100%**  
LOCAL SPEND  
WITHIN 10 MILES



Client key fact  
Three standardised Sunesis solutions.

### Client quote

"The Willmott Dixon team that have worked with us have been a pleasure to deal with."

Oliver Gill, Strategy and  
Capital Programme Manager

## SOUTHAMPTON PRIMARY SCHOOLS

SECTOR Education  
TIME 48 weeks | COST £12.8m

Replacement of two existing primary schools with two Sunesis Deweys and the construction of an extension at a third school.

### Key successes

**1 SINGLE**  
DESIGN TEAM  
ACROSS ALL 3 PROJECTS

**£150K**  
SAVED ON  
PROCUREMENT COSTS

**9**  
EMPLOYMENT  
OPPORTUNITIES

**314**  
SHORT COURSES

**Client key fact**  
£9.5 million spend.



## BATCHWOOD TENNIS CENTRE

SECTOR Leisure  
TIME 48 weeks | COST £6m

Construction of new leisure facilities including squash courts, tennis courts, 40 station gym and a judo centre with spectator's gallery.

### Key successes

**39**  
APPRENTICE WEEKS  
(PROJECT INITIATED)

**26**  
WORK EXPERIENCE  
WEEKS (15-17 YEARS)

**16**  
WEEKS  
PRECONSTRUCTION  
PERIOD

**21**  
EMPLOYMENT  
OPPORTUNITIES



## COTLANDSWICK LEISURE CENTRE

SECTOR Leisure  
TIME 45 weeks | COST £3.5m

Construction of a new 21st century leisure centre to replace existing out-dated facilities.

### Key successes

**6**  
APPRENTICE  
WEEKS (EXISTING)

**100%**

LOCAL SPEND  
WITHIN 40 MILES

**44**  
SHORT COURSES

**Client key fact**  
398 apprentice weeks (project initiated).



## HORTON HALLS STUDENT ACCOMMODATION

SECTOR Housing  
TIME 52 weeks | COST £7.4m

Construction of a part four and part five storey building to provide 154 student bedrooms with shared facilities.

### Key successes

**30%**  
INCREASE IN STUDENT  
ACCOMMODATION  
PROVISIONS ONE YEAR  
EARLIER THAN TRADITIONAL  
PROCUREMENT

**19**  
EMPLOYMENT  
OPPORTUNITIES

**263**  
APPRENTICE WEEKS  
(EXISTING)

**97%**  
WASTE  
DIVERTED  
FROM  
LANDFILL



**Client key fact**  
£8 million spend.



## CROWTREES LEISURE CENTRE REFURBISHMENT

SECTOR Leisure  
TIME 38 weeks | COST £3m

The partial demolition of the existing leisure centre, removing two thirds of the building and re-cladding the existing building.

### Key successes

**94%**  
WASTE  
DIVERTED  
FROM  
LANDFILL

**92%**

LOCAL LABOUR  
WITHIN 20 MILES

**91%**

LOCAL SPEND  
WITHIN 20 MILES

**52**  
SHORT COURSES







## TRW PRODUCTION FACILITY

SECTOR Commercial and Retail  
TIME 40 weeks | COST £5m

A single storey extension to an existing 1980s production facility.

### Key successes

**BREEM RATING ACHIEVED VERY GOOD**

**130**  
NEW JOBS TO BE CREATED FOR LOCAL PEOPLE

**SECURED JOBS FOR EXISTING 250 EMPLOYEES**

**89%**  
LOCAL LABOUR WITHIN 40 MILES



Client key fact  
£12.1 million spend.

### Client quote

"The site team were very professional, dealt with all issues positively and efficiently and turned out a very good end product."

**Peter Todd, Head of Capital Projects**

## ST BENEDICT'S HOSPICE

SECTOR Healthcare  
TIME 58 weeks | COST £10m

A new build fit for purpose facility to replace a 70 year old hospice providing palliative care.

### Key successes

**102**  
APPRENTICE WEEKS (PROJECT INITIATED)

**BREEM RATING ACHIEVED EXCELLENT**

**26 WEEKS**  
FEASIBILITY TO COMMENCEMENT ON SITE

**99%** WASTE DIVERTED FROM LANDFILL



## TRINITY SQUARE GP CLINIC GATESHEAD

SECTOR Healthcare  
TIME 27 weeks | COST £2.1m

Design and construction of a new health centre providing two GP practices, a sexual health suite and an education space.

### Key successes

**9.24/10** CUSTOMER SATISFACTION SCORE

**98%** WASTE DIVERTED FROM LANDFILL

**ZERO DEFECTS**  
ON HANDOVER

**52**  
SHORT COURSES



Client key fact  
1st Scape project for the client.



## TADPOLE FARM PRIMARY SCHOOL

SECTOR Education  
TIME 36 weeks | COST £4.5m

Construction of a new 2FE primary school with nursery facilities.

### Key successes

**WILLMOTT DIXON HELD A COMMUNITY BBQ FOR STAKEHOLDERS TO BUILD POSITIVE RELATIONSHIPS**

**TEMPORARY ACCOMMODATION HANDED OVER 2 WEEKS AHEAD OF SCHEDULE**

**WILLMOTT DIXON HELD A COMMUNITY BBQ FOR STAKEHOLDERS TO BUILD POSITIVE RELATIONSHIPS**

**PART OF A 1,700 HOME DEVELOPMENT IN NORTH SWINDON**



### Client key fact

1st Scape project for the client.



## TEWKESBURY LEISURE CENTRE

SECTOR Leisure  
TIME 54 weeks | COST £6.5m

Construction of new leisure facilities including a five lane swimming pool with four lane learner pool.

### Key successes



ENERGY EFFICIENT FACILITIES TO GENERATE MORE INCOME



PURPOSE BUILT SWIMMING POOL INCLUDING PADDLING POOLS, BUBBLE SEATS, WATER FOUNTAINS AND WATER CANNONS

PART OF THE COUNCIL'S 'HEALTH & WELL BEING' STRATEGY TO INCREASE PARTICIPATION IN SPORT



### Client key fact

100% waste diverted from landfill.



## B&PC APPLIED SCIENCES

SECTOR HEFE  
TIME 65 weeks | COST £8.8m

As part of a multiple site estate rationalisation this new build facility will create a connection across the site, offering inclusive access and efficient timetabling with new teaching spaces.

### Key successes



SHORT COURSES



PRECONSTRUCTION PERIOD



### Client key fact

£1.2 million saved.

### Client quote

"I understand that we got there in the end! – thank you for all your efforts."

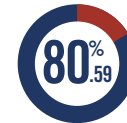
Dana Woodmansey,  
Project Director

## ELSTREE UTC

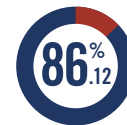
SECTOR HEFE  
TIME 56 weeks | COST £5m

Conversion of a former office building into a University Technical College to house 600 students, commissioned by the EFA.

### Key successes



LOCAL LABOUR WITHIN 20 MILES



LOCAL SPEND WITHIN 20 MILES



SHORT COURSES



### Client key fact

Five weeks preconstruction period.

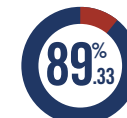


## OLDHAM COLLEGE BUILDING C

SECTOR HEFE  
TIME 49 weeks | COST £4.8m

Construction of a new three storey college building specialising in health, beauty, travel and tourism.

### Key successes



LOCAL SPEND WITHIN 40 MILES



SHORT COURSES



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS



### Client key fact

£25k saved using existing structure.



## THOMSON HOUSE SCHOOL

SECTOR Education  
TIME 37 weeks | COST £2.6m

Remodel and refurbishment of five buildings split across two phases to provide 364 pupil places in a new free school commissioned by the EFA.

### Key successes



### Client key fact

£45.7 million spend.



## SEABROOKE RISE

SECTOR Housing  
TIME 71 weeks | COST £11.7m

Design and construction of 53 new apartments, and a new community centre to replace the existing facility.

### Key successes



## DERRY AVENUE

SECTOR Housing  
TIME 60 weeks | COST £5m

Design and construction of 25 new apartments for over 55s and provision of external parking facilities.

### Key successes



TRAVEL MANAGEMENT PLAN IMPLEMENTED TO RESOLVE NO ON SITE PARKING



## ST CHADS

SECTOR Housing  
TIME 83 weeks | COST £29m

Design and construction of 131 low rise houses comprising of different unit designs.

### Key successes



SUMMARY





### Client key fact

18 employment opportunities.

### Client quote

"Willmott Dixon continue to work with us to incorporate changes and maintain quality, programme and budget in a very challenging refurbishment project."

David Vernon, Project Manager

## COLLEGE HALL REFURBISHMENT

SECTOR HEFE  
TIME 52 weeks | COST £14m

Redevelopment of Grade II listed building to create halls of residence comprising of 123 en-suite bedroom and dining areas.

### Key successes



WILLMOTT DIXON WORKED WITH LEICESTER CITY'S CONSERVATION OFFICER TO ENSURE BUILDING MATERIALS AND METHODS COMPLIED WITH LISTED BUILDING CONSENT



### Client key fact

1st Scape project for the client.



## MEDIA CENTRE, GOLDSMITHS COLLEGE

SECTOR HEFE  
TIME 74 weeks | COST £16.8m

Construction of a five storey dedicated facility including lecture theatre, screening room, and TV studios.

### Key successes



CHALLENGING  
BUDGETS AND  
TIMESCALES



CHALLENGING SITE  
WITH LARGE TREE  
AND ROOT ZONES



### Client key fact

24 weeks preconstruction period.

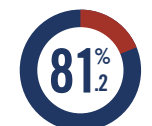


## SHEFFIELD UNIVERSITY AMI

SECTOR HEFE  
TIME 46 weeks | COST £9m

Construction of a state of the art facility to accommodate 250 apprentices focusing on aerospace, energy and automotive training.

### Key successes



### Client key fact

1st Scape project for the client.



## AME AND CAPSE CENTRES

SECTOR HEFE  
TIME 52 weeks | COST £4.1m

Construction of two new buildings for the University to house the Aircraft Maintenance Engineering (AME) and Automotive and Power Systems Engineering (CAPSE) Centres.

### Key successes







### Client key fact

Six weeks preconstruction period.



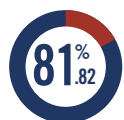
## UNIVERSITY OF SUSSEX FREEMAN CENTRE

SECTOR HEFE  
TIME 24 weeks | COST £4.7m

Internal remodelling of building from open plan to cellular.

### Key successes

**PURPOSE BUILT  
FACILITIES INCLUDING  
A MOOTING ROOM**



LOCAL LABOUR  
WITHIN 40 MILES



### Client key fact

99.46% waste diverted from landfill.



## LIFE SCIENCES LIBRARY & GLASS HOUSE

SECTOR HEFE  
TIME 56 weeks | COST £3.5m

New build R&D building for University of Warwick.

### Key successes



LOCAL LABOUR  
WITHIN 20 MILES

**100%  
PAYMENTS TO  
SUB-CONTRACTORS  
ON TIME**



### Client key fact

Project duration reduced by 1 year.

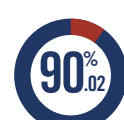


## ST MARY'S ROAD REDEVELOPMENT

SECTOR HEFE  
TIME 169 weeks | COST £26.7m

Construction of a new student social hub and various levels of refurbishment to other buildings to remodel the campus.

### Key successes



LOCAL SPEND  
WITHIN 40 MILES



**5  
EMPLOYMENT  
OPPORTUNITIES**

**2,000  
SCHOOL/COLLEGE/  
UNIVERSITY VISITS**



### Client key fact

9.65/10 customer satisfaction score.



## MEAD COURT STANSTED

SECTOR Housing  
TIME 68 weeks | COST £3.6m

Construction of 29 low rise units in two phases following demolition and decant.

### Key successes



LOCAL LABOUR  
WITHIN 40 MILES



LOCAL SPEND  
WITHIN 40 MILES

**21  
SHORT  
COURSES**



## Client key fact

£29.7 million spend.



## WALSALL CIVIC OFFICES REFURBISHMENT

SECTOR Commercial and Retail  
TIME 40 weeks | COST £3.8m

Refurbishment of an existing office block across three floors to enhance working space and increase capacity.

### Key successes



## CHRISTCHURCH PRIMARY SCHOOL

SECTOR Education  
TIME 60 weeks | COST £4.8m

Construction of a new single storey primary school on an existing campus to improve educational facilities.

### Key successes



## Client quote

"Sincere thanks to your team for their efforts in transforming what was a grassed area only 10 weeks ago, into a fully operational school."

Denis O'Rourke, Service Manager

## BIRCHILLS PRIMARY SCHOOL

SECTOR Education  
TIME 46 weeks | COST £3.4m

Refurbishment and remodel of the existing KS1 facilities, and the replacement of the KS2 facilities.

### Key successes



### SUMMARY

### SUCCESSSES

### CLIENT STORIES

### PROJECT STORIES

### PROJECT SNAPSHOTS



## JOSEPH LECKIE

SECTOR Education  
TIME 40 weeks | COST £4.8m

Construction of a stand alone two storey block to increase capacity replacing outdated cabins for modern flexible teaching space.

### Key successes





## MARY ELLIOTT

SECTOR Education  
TIME 65 weeks | COST £7.6m

A new build special educational needs school for children aged 11-19 years. Facilities include a hydrotherapy pool, medical suite and sports hall.

### Key successes

**£264k SAVINGS IDENTIFIED**



LOCAL SPEND  
WITHIN 40 MILES

**35.5  
40** CONSIDERATE  
CONSTRUCTOR  
SCORE



## THE INNOVATION CENTRE

SECTOR Healthcare  
TIME 46 weeks | COST £5.3m

Construction of a new educational establishment to provide 200 young people aged 14-19 years with specialist training in health and social care.

### Key successes



LOCAL SPEND  
WITHIN 40 MILES

**37  
40** CONSIDERATE  
CONSTRUCTOR  
SCORE

**£** £20K DESIGN  
DEVELOPMENT  
INCORPORATED  
AT NO EXTRA COST



LOCAL LABOUR  
WITHIN 40 MILES



Client key fact  
8.43/10 customer satisfaction.

### Client quote

"We are committed to developing affordable housing to ensure people in need have access to quality homes."

Mark Tranter,  
Head of Development

## FISHER ROAD AND KEMPTHORNE GARDENS

SECTOR Housing  
TIME 53 weeks | COST £4.7m

Construction of two projects amalgamated. Fisher road offers 37 homes and Kempthorne Gardens consists of 18 apartments.

### Key successes

**5**  
EMPLOYMENT  
OPPORTUNITIES

**239**  
SHORT COURSES

**21**  
WORK  
EXPERIENCE  
WEEKS (15-17 YEARS)



LOCAL SPEND  
WITHIN 60 MILES



Client key fact  
100% local labour within 20 miles.

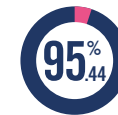


## WALSALL ARBORETUM VISITOR CENTRE

SECTOR Commercial and Retail  
TIME 51 weeks | COST £3.1m

Works include part demolition, new construction and full fit out of a new Visitor Centre.

### Key successes



LOCAL SPEND  
WITHIN 40 MILES

**22**  
WEEKS  
PRECONSTRUCTION  
PERIOD

**17p/£1 SAVINGS**  
INCORPORATED DURING  
DESIGN & CONSTRUCTION

**36**  
SHORT COURSES



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



### Client key fact

£500k savings through value engineering.

### Client quote

"I would like to thank WDC for your timely intervention and input onto the scheme. The finished article looks fantastic and I know it will be a showpiece for the EFA."

Sean Harris, Associate Director

## WAPPING HIGH SCHOOL

SECTOR Education

TIME 69 weeks | COST £5.3m

A complex refurbishment, extension and conversion of a five storey office building into a free school for 420 students aged 11-16 years.

### Key successes



### Client key fact

£6.1 million spend.

### Client quote

"Thank you to Willmott Dixon Construction for managing this project to ensure programme and cost certainty for the client."

Gavin Mitchell, Project Manager

## ARLEY PRIMARY SCHOOL

SECTOR Education

TIME 52 weeks | COST £3.7m

Construction of a Sunesis Keynes 1FE primary school.

### Key successes



## OAKFIELD PRIMARY SCHOOL

SECTOR Education

TIME 40 weeks | COST £2.4m

Extension and refurbishment of existing school comprising of a new nursery unit, new teaching block of three classrooms and ancillary space.

### Key successes



SUMMARY



SUCCESSES



CLIENT STORIES



PROJECT STORIES



PROJECT SNAPSHOTS





### Client key fact

91 apprentice weeks (existing).



## HOUSING CENTRAL BELLSMYRE

SECTOR Housing  
TIME 46 weeks | COST £3.9m

Design and construction of 36 units of social housing with a mix of house types and sizes to meet local demand.

### Key successes

**16**  
APPRENTICE WEEKS  
(EXISTING)

**100%**  
LOCAL SPEND  
WITHIN  
40 MILES

**3 RISK ITEMS**  
**£75k**  
SAVINGS  
THROUGH VALUE  
ENGINEERING

**16**  
APPRENTICE WEEKS  
(PROJECT INITIATED)



## GRANVILLE STREET AFFORDABLE HOUSING

SECTOR Housing  
TIME 72 weeks | COST £3.6m

Design and construction of 33 units of three and four bed houses and one and two bedroom apartments on a brownfield site.

### Key successes

**4**  
EMPLOYMENT  
OPPORTUNITIES

**15**  
WORK  
EXPERIENCE  
WEEKS (15-17 YEARS)

**1st**  
COUNCIL HOUSING  
PROJECT FOR  
40 YEARS

**£368,340**  
SAVINGS  
IDENTIFIED



### Client key fact

£26.6 million spend.



## CENTRAL CUSTODY SUITE (60 CELL)

SECTOR Law and Order  
TIME 64 weeks | COST £13.3m

Construction of a new custody suite to accommodate 60 cells and necessary supporting ancillary functions.

### Key successes

**ZERO**  
ACCIDENTS

**62%**  
LOCAL LABOUR  
WITHIN 20 MILES

**100%**  
LOCAL SPEND  
WITHIN 40 MILES

**10**  
SHORT  
COURSES

### Client quote

"Improving police custody facilities is a priority in my police and crime plan. This is an key investment for policing in the West Midlands."

**Bob Jones, Police and  
Crime Commissioner**

## WESTERN CUSTODY SUITE (60 CELL)

SECTOR Law and Order  
TIME 59 weeks | COST £13.3m

Construction of a new custody suite to accommodate 60 cells and necessary supporting ancillary functions.

### Key successes

**360**  
SCHOOL/  
COLLEGE  
WORKSHOPS

**92%**  
LOCAL SPEND  
WITHIN  
60 MILES

**73%**  
LOCAL SPEND  
WITHIN  
20 MILES

**65**  
SHORT  
COURSES



## Client key fact

31.96% local labour within 20 miles.



# MILLAIS GIRLS SECONDARY SCHOOL

SECTOR Education  
TIME 100 weeks | COST £13.5m

Construction of a new build three storey teaching block and refurbishment of the existing entrance block.

## Key successes

**9/10** CLIENT  
SATISFACTION  
SCORE

**123**  
SHORT COURSES

**98%** WASTE  
DIVERTED  
FROM  
LANDFILL

**18**  
SCHOOL/  
COLLEGE  
WORKSHOPS



## Client key fact

1st Scape project for the client.



# NORTH UIST PRIMARY SCHOOL

SECTOR Education  
TIME 78 weeks | COST £8.4m

A purpose built primary school to combine three schools into one on the island.

## Key successes

**WORKS CARRIED OUT  
IN A LIVE EDUCATION  
ENVIRONMENT**

**18p/£1 SAVINGS  
INCORPORATED DURING  
DESIGN & CONSTRUCTION**

ENGAGEMENT OF  
GROUNDS FOR LEARNING  
IS CONSIDERING  
ALTERNATIVE NATURAL  
PLAYGROUND SOLUTIONS  
TO OPTIMISE EDUCATION  
OPPORTUNITIES



## Client key fact

1st Scape project for the client.



# MOBERLY SPORTS CENTRE

SECTOR Leisure  
TIME 102 weeks | COST £15m

Design and construction of a new sports centre with state of the art facilities, two swimming pools and eight court sports halls.

## Key successes

**ON TIME & ON BUDGET**

PART OF THE COUNCIL'S  
INITIATIVE TO ENCOURAGE  
MORE PEOPLE INTO  
SPORTING ACTIVITIES

SPORTS HALL  
WITH SEATING  
FOR **500**  
SPECTATORS FOR  
COMPETITION USE

FUNDED BY DEVELOPMENT OF  
**155** NEW HOMES  
PURPOSE BUILT BY  
WILLMOTT DIXON



#### Client key fact

£10 million spend.



## WEST LONDON FREE SCHOOL, PRIMARY

SECTOR Education  
TIME 18 weeks | COST £1.5m

Construction of a new 2FE two storey primary school commissioned by the EFA.

#### Key successes



LOCAL LABOUR  
WITHIN 20 MILES



SHORT COURSES



## WEST LONDON FREE SCHOOL, SECONDARY

SECTOR Education  
TIME 56 weeks | COST £8.5m

Refurbishment and new build secondary school for 750 students aged 11-18 years commissioned by the EFA.

#### Key successes



THROUGH COLLABORATIVE WORKING WILLMOTT DIXON AND THE COUNCIL HAVE RESOLVED SITE CONTAMINATION ISSUES TO ENSURE THE PROJECT CAN START ON SITE IN NOVEMBER 2014

## The Wrekin Housing Trust

#### Client key fact

£14.5 million spend.

#### Client quote

"Willmott Dixon are an excellent contractor who provide a high quality product utilising a highly effective partnership approach."

Jean Teichmann,  
Head of Development

## HOMESTEAD EXTRA CARE SCHEME

SECTOR Housing  
TIME 76 weeks | COST £7.9m

Construction of a new 65 bed residential care home with facilities including a flexible resource centre for day opportunities for dementia patients.

#### Key successes



COMMUNITY ENGAGEMENT PLAN DEVELOPED WITH COUNCIL TO REACH ACROSS THE DISTRICT



HCA FUNDED



COMMUNITY LOUNGE AND CAFÉ INCORPORATED FOR RESIDENTS TO ENGAGE WITH FAMILIES AND VISITORS



## WOMBOURNE HOUSING

SECTOR Housing  
TIME 65 weeks | COST £6.6m

Construction of a new 52 bed residential home facility for people aged 55 years and over with learning difficulties.

#### Key successes



10 WORK EXPERIENCE WEEKS (18+ YEARS)



9.2/10 CUSTOMER SATISFACTION QUESTIONNAIRE



WILLMOTT DIXON HELPED RESIDENTS WITH CUTTING BACK OR REMOVING TREES WHICH OVERLOOKED THE DEVELOPMENT



70 APPRENTICE WEEKS (EXISTING)



SUMMARY



SUCCESSES



CLIENT STORIES



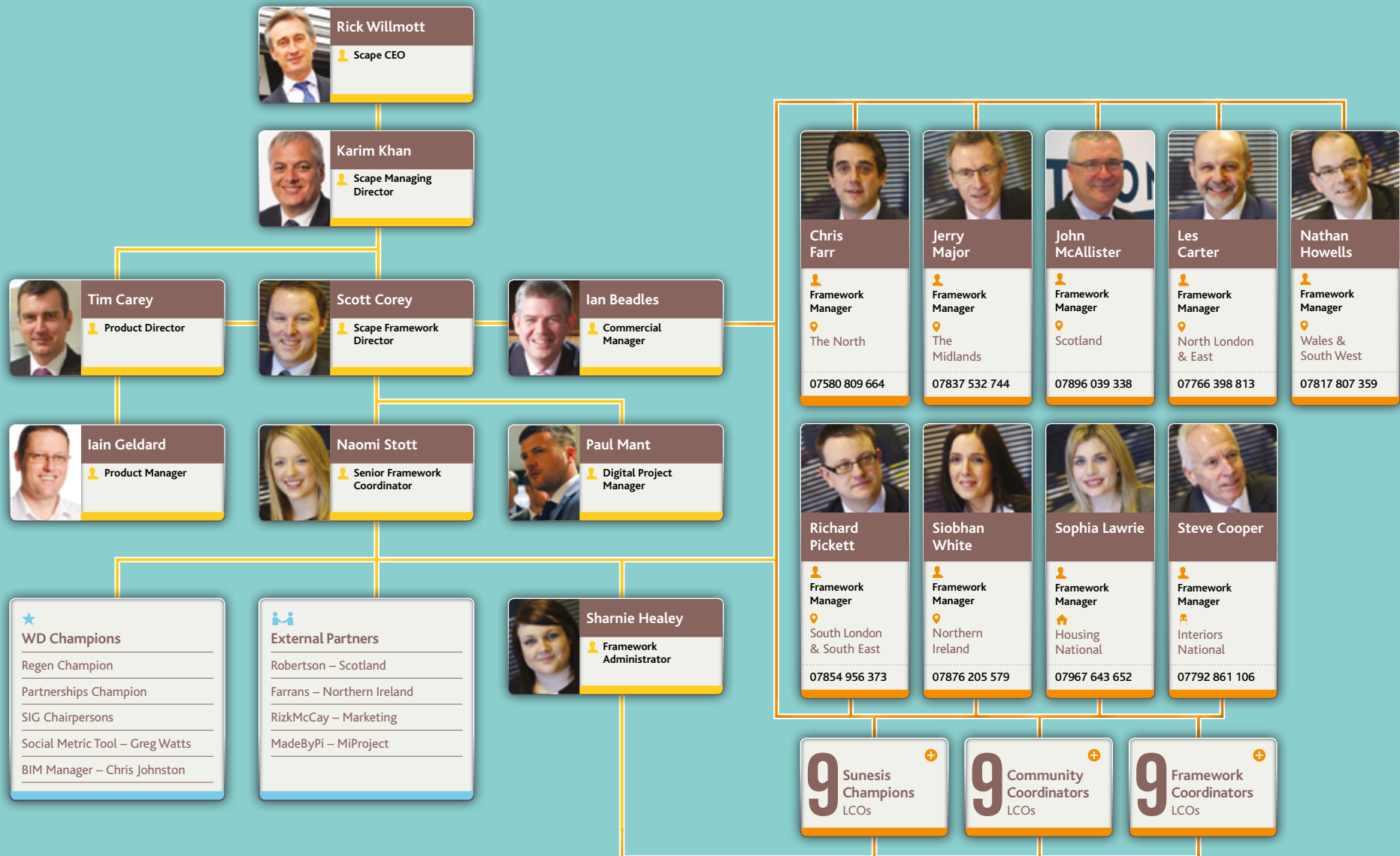
PROJECT STORIES



PROJECT SNAPSHOTS

# FRAMEWORK MANAGEMENT STRUCTURE

*Managed nationally - delivered locally*



SUMMARY



SUCCESSES



CLIENT  
STORIES



PROJECT  
STORIES



PROJECT  
SNAPSHOTS



◀ *Back to contents*

# THANK YOU



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