

COMMUNITIES & HOUSING  
INVESTMENT CONSORTIUM

CHIC  
chictd.co.uk

CHIC FRAMEWORK  
**NEWBUILD**

AVAILABLE TO CHIC MEMBERS



# NEWBUILD FRAMEWORK

**REF: 2023/S 000-011920**

**START: 07/03/2024**

**END: 06/03/2028**

CHIC's Newbuild Framework provides a comprehensive solution to deliver all types of development related works and services to help tackle the housing shortage. It caters for a wide range of project types, from small infill and garage sites to large estate regeneration projects including newbuild, refurbishment/retrofit and cross subsidy housing for sale. It also provides MMC solutions including fully modular, frame & panel and turnkey options.

The framework addresses the specific needs identified through member consultation, including a longer term duration, MMC options and support, consultancy services, a solution for larger regeneration projects, the use of standard contracts, BIM integration and a focus on collaborative and social value outcomes.

Members can access the framework via mini-tender or direct award, offering flexibility in procurement processes. The framework has been carefully considered so that it aligns with the Government's recommendations for Constructing the Gold Standard, emphasising quality, innovation and sustainability.

A dedicated Framework Core Group is established to facilitate learning, standardisation and collaboration among stakeholders to ensure that the sector is working towards the same goal, delivering new homes efficiently.

*This framework offers our members an inclusive approach, encouraging innovation, collaboration and added social value. We believe it will help our members to deliver their newbuild developments efficiently, setting a gold standard for the sector.*



# FRAMEWORK STRUCTURE

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The framework lots and workstreams were shaped through consultation with CHIC's members, consultants and contractors to ensure that it offers a compliant route to market that addresses the sectors evolving needs.

**The framework is split into three different Lots as below:**

**Lot 1: Consultancy Services** Providing access to a wide selection of organisations providing expert consultancy under the following workstreams.

**Workstream 1 – Project Management Services including Employers Agents**

**Workstream 2 – Architectural Services**

**Workstream 3 – Structural and Civil Engineering Services**

**Workstream 4 – Principal Designer Services**

**Lot 2: Contractors/MMC Manufacturers** Providing flexibility and efficiency, allowing members to choose from a range of construction approaches that suit their specific project requirements.

**Workstream 1 – Contractors (traditional & main contractors for MMC)**

**Workstream 2 – Fully Modular (supply only)**

**Workstream 3 – Frame and Panel (supply only)**

**Workstream 4 – Contractor/Manufacturer turnkey option**

**Lot 3: Development & Regeneration** Intended for large-scale projects, providing a comprehensive approach to urban renewal. It offers solutions for newbuild developments, refurbishment, retrofitting and cross-subsidised housing for sale.

**Workstream 1 – Regeneration**



# OUR SUPPLIERS

We support members to identify the best solution for their particular needs, then manage the contractor or supplier selection with them through to the award of contract. CHIC then provides ongoing support services to ensure that the selected contract or service runs smoothly.



## **AA Projects (Drees & Sommer) (Lot 1 - W1, W4)**

The leading European consulting, planning and project management enterprise, Drees & Sommer has supported private and public clients and investors for over 50 years in all aspects of real estate and infrastructure – both analog and digital.



## **Airey Miller (Lot 1 - W1, W4)**

Established in 1995, Airey Miller is a multi-discipline property and construction consultancy group, delivering professional services to the public and private sector developers and housebuilders.



## **Austin-Smith:Lord (Lot 1 - W2)**

Austin-Smith:Lord is a creative collective of design professionals with decades of experience and an impressive track record. From design concept to project completion we provide complete solutions which are informed by innovation, creativity and responsibility.



## **Bailey Garner (Lot 1 - W1, W2, W4)**

Bailey Garners interdisciplinary team offers a comprehensive range of construction consultancy services across a wide range of sectors: housing, education, health, care, blue light, commercial, and regeneration and mixed use.



## **BM3 Architecture (Lot 1 - W2, W4)**

BM3 provide a professional service from start to finish. BM3 has at the core of its practice philosophy, a contextual approach to regeneration, masterplanning and design that is reflected through all stages of it's project work.



## **BOOM Construction (Lot 2 - W1) (Lot 3)**

Boom Construction is a specialist contractor and we pride ourselves on our innovative project solutions and our proactive approach to building and maintaining long lasting relationships.



## **Boon Brown (Lot 1 - W2)**

Working together, we provide our clients with a comprehensive design service that not only delivers on brief, but also considers a wide variety of external factors including connectivity and place-making



## **Building Design Consultant (Lot 1 - W3)**

Building Design Consultants is a Consulting Engineering business serving the Built Environment. We offer Consultancy Engineering services to both Private and Public sector clients.



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## **Calfordseaden (Lot 1 - W1, W2, W3, W4)**

Calfordseaden is a multi-disciplinary property and construction consultancy. With over 80 years of industry experience we have the experience and skills to overcome challenges with innovative solutions.



## **Core Haus (Lot 2 - W2)**

CoreHaus is a social enterprise and we are passionate about the creation of social value. It is our goal to deliver community projects that make a real lasting impact



## **Donaldson Timber Systems (Lot 2 - W3)**

We are the UK's leading offsite timber systems manufacturer, specialising in the supply and construction of sustainable, state-of-the-art open and closed panel timber frames. Always pushing for better ways to make offsite timber manufacturing more efficient, higher in quality, more cost effective



## **EHA Group (Lot 2 - W1, W4)**

EHA Group provide a complete construction service including Main Contracting, Civil Engineering, Design & Build, Property Development and Specialist Joinery services.



## **Equans (Lot 2 - W1) (Lot 3)**

In the UK & Ireland, Equans is a provider of technical services, FM, regeneration and energy services – with specialist capabilities in smart buildings, green mobility, district & embedded energy and decentralised renewables.



## **Etc Design (Lot 1 - W2)**

Award winning RIBA chartered architectural practice specialising in large luxury houses, affordable housing, aviation & commercial office projects. We believe in creating high quality, sympathetic, innovative and sustainable building designs.



## **Faithorn Farrell Timms (Lot 1 - W1)**

Faithorn Farrell Timms is a Chartered Surveyors' Practice that works for people. Though property is at the heart of what we do, it's through people and community that our work finds purpose.



## **Frankham Consultancy (Lot 1 - W1, W2, W3, W4)**

Our mission is to provide exceptional and sustainable construction solutions in all disciplines, earning our place as the construction consultancy of choice. We are dedicated to bringing innovative ideas to life and delivering results that are both high-quality and cost-effective.

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## **Galliford Try Construction (Lot 2 - W1, W4) (Lot 3)**

We are passionate about our role in providing vital buildings and infrastructure across the country, committed to the idea that what we do makes a real difference to people's lives.



## **Higgins Partnerships (Lot 2 - W1) (Lot 3)**

Higgins Partnerships focus on the delivery of complex projects in collaboration with Investors, Developers, Registered Providers and Local Authorities.



## **J Harper & Sons (Lot 2 - W1, W4)**

The company carries out work across a wide spectrum of construction types including new build and refurbishment in the health, education, commercial, industrial, public buildings, affordable and private housing, and small work projects under all the well-known procurement routes.



## **JM Architects (Lot 1 - W2)**

JM provide design services in architecture, masterplanning, urban planning, interior design, 3D visualisation and sustainability to both private and public sector clients. We have studios in Edinburgh, Glasgow, London and Manchester.



## **John Rowan & Partners (Lot 1 - W1, W4)**

John Rowan and Partners was formed in Ealing, London in April 1982. An award winning, multi-disciplinary property and construction consultancy, delivering projects worldwide.



## **Kartar Consulting Ltd (Lot 1 - W1, W4)**

At Kartar Consulting, we have focused our skills and experience on three core areas, namely: Urban Regeneration, Education and Healthcare.



## **Kendall Kingscott Limited (Lot 1 - W1, W2, W4)**

Kendall Kingscott is an interdisciplinary construction consultancy operating collaboratively with outstanding results. Our unique holistic approach means curating the right blend of people, skillsets, and specialisms to suit every project



## **Lovell Partnerships (Lot 2 - W1) (Lot 3)**

Lovell is a partnership housing expert and a leading provider of innovative residential construction and regeneration developments across England, Scotland and Wales.

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## **MA Cost Consulting (Lot 1 - W1, W2, W4)**

We pride ourselves in being able to deliver a fully rounded construction consultancy offering from the start of a project to the very end; offering industry expertise and insight to provide our clients with the most innovative solutions.



## **Martin Arnold (Lot 1 - W1, W2, W4)**

We are an award winning multi-disciplinary Practice of professional Chartered Surveyors and Construction Consultants, working collaboratively within the residential, commercial, education and leisure sectors.



## **MGAC (Lot 1 - W1)**

MGAC is a global boutique consultancy dedicated to managing and representing our clients' best interests. Specialising in Program Management, Project Management, Construction Management and Cost Management.



## **Michael Dyson Associates (Lot 1 - W1)**

Michael Dyson Associates Ltd is a multi-disciplinary construction consultancy offering a comprehensive range of services to the housing sector. we provided technical support to private and public sector clients of a Consulting Civil and Structural Engineering nature.



## **Modpods International (Lot 2 - W2)**

ModPods offers a range of eight unique archetypes, offsite factory-built modular housing pods, built to high quality specification, in a clean and precision driven factory environment.



## **Modularize (Lot 1 - W2)**

Modularize was founded in 2011 with the aim of bridging the gap between manufacturing and construction. Over time, the company has become one of the top MMC consultancies in the United Kingdom, with a strong reputation around the world.



## **Mulalley (Lot 2 - W1) (Lot 3)**

Mulalley is a family owned construction and refurbishment contractor operating successfully throughout South-East England for over 50 years.



## **Pellings (Lot 1 - W1, W2, W4)**

Pellings is a property and construction consultancy that is passionate about making a difference. We combine client understanding with strong technical and creative expertise to develop tailored solutions for a range of public and private sector clients.

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POTTER RAPER

## **Potter Raper (Lot 1 - W4)**

Potter Raper is a highly-respected multi-disciplinary construction consultancy. Founded in 1970 we have continued to grow and are proud of our success, quality service and outstanding reputation.



## **Price & Myers (Lot 1 - W3)**

Price & Myers is a consulting civil and structural engineering practice established in London in 1978. Our aim is to work with good imaginative architects, to make excellent buildings.



## **PRP (Lot 1 - W2)**

PRP is an interdisciplinary, design-led practice with 60-years' experience in housing design and urban planning. We deliver intelligent, responsive and enduring design solutions through a collaborative and knowledge-based approach. With our extensive team of architects and professional services, we create places of distinction and purpose.



## **Quattro Design Architects (Lot 1 - W2)**

Quattro Design Architects is a leading Sustainable Architectural practice with offices in Gloucester, London and Cardiff. At Quattro, we design for the people who will benefit from the places and spaces we create.



## **Randall Simmonds (Lot 1 - W1, W4)**

Randall Simmonds LLP is a professional partnership providing development, construction and sustainability services for clients in the construction and property industry, including Local Authorities, Housing Associations and Private Developers.



## **RG+P (Lot 1 - W1, W2)**

The rg+p group of companies form an award-winning, multi-disciplinary design business with a reputation for thoughtful, sustainable and striking design.



## **Rider Levett Bucknall (Lot 1 - W1, W4)**

Rider Levett Bucknall (RLB) is a global independent construction, property and management consultancy, with a team of 1500 people across the UK and Europe working together to shape the future of the built environment.



## **Ridge & Partners (Lot 2 - W1, W2, W3, W4)**

Ridge is a Built Environment Consultancy. We continually expand our expertise and nurture our talent – with a focus on quality, innovation and growth.



## **Rollalong (Lot 2 - W2, W4)**

Rollalong Ltd is a leading modular and offsite construction manufacturing company based in Dorset. We deliver high quality, efficient and economic buildings.



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## **Seddon Construction (Lot 2 - W1, W4) (Lot 3)**

Seddon delivers new build, refurbishment and fit-out projects across a range of sectors including education, health, housing, commercial and retail, our team have the capacity and capability to work on projects of any size and scale.



## **Stantec UK (Lot 1 - W 3)**

Stantec plan, design, deliver and manage the development and infrastructure needed to support the creation of sustainable, healthy and prosperous communities.



## **Starship Group (Lot 2 - W3)**

Starship are working on some of the most prominent developments across the Midlands, Southwest and Northwest, all to deliver game changing results for the people that will build their futures in the places we create.



## **Studio Partington (Lot 1 - W2)**

Studio Partington is a multi-award winning design practice based in Hackney, London. Our team of architects has experience in a broad range of fields, having been fortunate to work with a variety of interesting people and organisations over the years.



## **Summer-Inman (Lot 1 - W1, W4)**

Summers-Inman have been providing a diverse range of construction consultancy services to clients, on a national basis, for over 100 years. We challenge convention, apply a can-do attitude, and are committed to quality and service excellence.



## **Sutcliffe Projects (Lot 1 - W1, W4)**

Sutcliffe is a multi-disciplinary firm of structural and civil engineers who have established a high standard of excellence in consulting over the past 35 years.



## **The Fulker Consultancy (Lot 1 - W1, W4)**

Fulkers Bailey Russell offers tailored solutions to clients who invest in UK national and international property and construction across the public and private sectors.



## **Thornton and Firkin (Lot 1 - W1, W4)**

Thornton-Firkin LLP is a leading project management and cost consultancy practice with over 65 years experience in the building and construction industry.



## **Tophat Communities (Lot 2 - W2)**

Tophat deliver design-led homes fit for 21st century living through a unique technology-enabled approach. Acting as supplier, contractor or developer, we adapt our partnership to suit the needs of our clients.

# MORE ABOUT CHIC

CHIC is a not for profit, member owned and governed asset management consortium. We offer a wide selection of services for our members in the affordable housing sector, for other public sector bodies and for charities. We provide procurement and contract support solutions, delivering savings, efficiencies and added social value.

## Membership

Membership of CHIC is open to any housing association, public sector body or charity. It is free to join and members can use as few or as many of our services as they choose.

## Services

CHIC provides a comprehensive selection of services. Together, these provide a full suite of contractor and supply chain solutions for affordable housing landlords and other public sector bodies, across their asset management and development programmes. All services are underpinned by a range of frameworks, a dynamic purchasing system (DPS) and some long-term contracts.



**MATERIALS & MERCHANTS**



**BUILDING SAFETY & COMPLIANCE**



**NEWBUILD DEVELOPMENT**



**CAPITAL & PLANNED INVESTMENT**



**PROFESSIONAL SERVICES**



**DECARBONISATION & RENEWABLES**



**TECHNOLOGY SOLUTIONS**



**FACILITIES MANAGEMENT**



# THE TEAM

Please get in touch

CHIC supports members to secure access to a wide range of contractors, suppliers, merchants and consultants from our frameworks and contracts, through mini-competition or direct award. We fully support the procurement process, with dedicated member services and supply chain management support.

Once contracts are awarded, we provide ongoing member advice and reporting, including comprehensive commercial catalogue management and value for money reporting.

## MEMBER SERVICES

## SUPPLY CHAIN

**Stephen Sharman** | ssharman@chicltd.co.uk  
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