

# FRAMEWORK CORE GROUP ROUNDTABLE MEETING



## **NEWBUILD FRAMEWORK** **FINDINGS PAPER**

# NEWBUILD FRAMEWORK

A COMPREHENSIVE GOLD STANDARD  
FRAMEWORK SOLUTION TO SUPPORT  
CHIC'S MEMBERS TO DELIVER THEIR  
DEVELOPMENT AND REGENERATION  
PROGRAMMES.

## WHY CHIC?

- A member owned and governed consortium
- Asset management and development experts who provide compliant procurement solutions
- We provide support through a managed service
- Dedicated development expertise

## WHY CHIC'S NEWBUILD FRAMEWORK?

- An 8 year framework from 2024 - promoting longer term learning and partnerships
- Contracts can be let by Direct Award or Mini Competition
- Offers flexible consultant and / or contractor solutions, for development and regeneration schemes of all sizes
- Provides options for MMC manufacturers (full offsite or frame & panel) and turnkey, as well as traditional solutions
- Procured in accordance with Constructing the Gold Standard recommendations
- FAC-1 Framework Agreement, with options for all different standard forms of call off contracts
- CHIC supports a core group, with biannual roundtable meetings to share and learn
- Access to CHIC's competitive materials supply chain
- Available across the UK, with national and regional service providers

# ABOUT THE FRAMEWORK

CHIC procured this newbuild and regeneration framework following extensive consultation with our members and supply chain partners.

The structure reflects the flexibility our members requested, to blend:

- Consultancy and contractor services
- Traditional build and MMC options
- Newbuild and regeneration solutions
- Options for direct contract award or competitive tender

The framework is structured into 3 lots, two with multiple workstream options. It is available for use across the UK, with framework partners having selected for regional or national coverage.

Consultants tendered a range of lump sum fee options for schemes of different construction types and sizes. Contractors and MMC manufacturers provided comprehensive pricing against a range of standard house types.

All framework participants have committed to providing **added social value** for any contract awarded under this framework.



### LOT 1 - Consultancy Services

- 1 Project Management (including QS and Employers Agent) Services
- 2 Architect Services
- 3 Structural and Civil Engineering Services
- 4 Principal Designer Services



### LOT 2 - Contractors and MMC Manufacturers

- 1 Contractors (traditional & main contractor for MMC)
- 2 Fully Modular MMC Manufacturers
- 3 Frame & Panel MMC Manufacturers
- 4 Contractor/MMC Manufacturer Turnkey Options



### LOT 3 - Regeneration

Development, regeneration, retrofit and cross subsidy sale options.



### INTRODUCTION

CHIC's Newbuild Framework is designed to support CHIC's members in delivering development and regeneration projects. After consultation with our members and supply chain partners, we structured the framework to meet member programme needs.

The framework was procured to meet the exacting standards of Constructing the Gold Standard and has achieved Gold Standard Verification.

CHIC has a responsibility under the FAC-1 Framework Agreement to bring stakeholders together in a 'core group'. Our aim is to hold roundtable discussions every six months.

We held the first of these sessions in November 2024. As well as an opportunity to update stakeholders on progress with framework promotion, primarily we wanted to discuss and agree the main KPIs to be adopted, at both framework and contract levels.

We invited participation from CHIC's member development teams and all the MMC designers and manufacturers, contractors and consultants on the framework, together with our legal representatives, Trowers & Hamlins.

This paper summarises the conclusions reached.





## KEY PERFORMANCE INDICATORS

We agreed that there are 3 sets of KPIs to be established. There are:

### 1 - Framework KPIs

CHIC should use these to measure the status and suitability of framework partners (contractors and consultants) to be able to undertake new member projects procured through the framework.

### 2 - Standard Contract KPIs

All contracts called off from the framework should have a small number of standardised KPIs. CHIC should collect the performance data on these in respect of all framework contracts and report the outcomes, to create meaningful benchmarking data.

### 3 - Optional Contract KPIs

CHIC should create a library of KPIs which will be available to all members to adopt as they see fit for call off contracts. The contract project team will record the performance data and use this to help manage the contract.

Details of the proposed KPIs are set out below.





## KEY PERFORMANCE INDICATORS

## Framework KPIs

It is difficult for CHIC to collect project level data for effective use at framework level, given the range of contract types, geographical coverage and programme variations. Instead, CHIC's role as Framework Manager is to ensure that Framework Partners (consultants, contractors and MMC manufacturers) are competent to still deliver any relevant projects under the framework.

Theme	Approach	Cycle
<b>Cost</b>	CHIC should develop an annual certification process, whereby framework partners are required to confirm that they still adhere to their framework tendered rates, adjusted by annual inflation where appropriate. This will enable (inflation adjusted) tendered rates to be available for new contracts.	Annual Certification
<b>Quality</b>	Providers maintain accreditation (ISO 9001, 14001, 45001 or similar as amended from time to time) for Health, Safety, Environmental and Quality Management Systems which extends, where practicable, across all Services and supply chain partners.	Ongoing and reportable to Core Group
<b>Financial</b>	As above, via Constructionline and Equifax.	Constructionline checks and warnings
<b>Engagement</b>	A rolling record of the partners engagement in the framework through: <ol style="list-style-type: none"> <li>1. Attendance at Core Groups and CHIC Conferences</li> <li>2. Positive responses to framework opportunities</li> </ol>	Reviewed Annually
<b>High Level Monitoring</b>	CHIC to monitor partner status in respect of ISO45001 (Health and Safety) and ISO14001 (Environmental)	Regular Updates

## KEY PERFORMANCE INDICATORS

## Standard Contract KPIs

CHIC needs to adopt a limited number of standard, high level KPIs, to be used consistently across all call off contracts for all supply chain participants. These should enable CHIC to test relative performance across the range of contracts and projects likely to be commissioned under the framework.

All KPIs should be reviewed and actual performance agreed by the full project team engaged for each contract (i.e client (CHIC Member), consultants, contractors and manufacturer).

Theme	Measure	Cycle
Time	Completion of the project(s) in accordance with the agreed programme(s)	Project Completion
Cost	Delivery of the specified project(s) within the agreed budget	Project Completion
Quality	The quality of the project outcome(s) in line with the specified requirements, as assessed by the project team	Project Completion
Environmental	The contribution of the project team member to drive environmental sustainability in their participation with the project	Annually
Social Value	Delivery of social value at or in excess of 1% of annual contract value (CHIC's framework SV requirement)	Annually
Health & Safety	Compliance with Health and Safety responsibilities and best practice, related to individual project responsibilities	Project Completion

KPIs should measure contractors, consultants and, where applicable, MMC manufacturers in relation to their own contractors/commissioned brief and objectives.



## KEY PERFORMANCE INDICATORS

### Optional Contracts KPIs

CHIC should develop a library of well defined KPIs, held under the six headings adopted for the standard KPIs. These should be available to the project teams for all call off contracts, which can choose to adopt any or all suitable for that project.

CHIC will not initially expect to record and report the actual performance, as this will be project specific. However, the Core Group should have continuing dialogue to test whether other data should be collected and benchmarked by CHIC in the future.

## NEXT STEPS

It was agreed that CHIC would:

- Write and circulate this summary of the roundtable discussions
- Then develop each of the framework and standard KPIs in more detail, to be reviewed and, subject to any amendments, approved at the next Framework Core Group
- Arrange for the Core Group meeting/roundtable discussion to be held during the CHIC annual Conference, on 21st May 2025

It was also agreed that the agenda items for discussion at the next Core Group should be:

- a) Review and approval of Framework and Standard Contract KPIs
- b) Addressing the Constructing Excellence Gold Standard recommendation to CHIC:  
“To re-examine the suitability and treatment of retentions in line with the Construction Playbook”

**CHIC thanks all stakeholders who attended this first Core Group meeting for their input and engagement.**