# SCF in Outline

**Key**

- Specific Client Duties
- ☆ Dependant on the point of entry for client
- Gateway processes

Developer Only → Developer & Construction Only →

Integrated Team - Client, Developer, Contractor, Consultants

| SCF Process & Governance | Pre Developer Appointment | Production of Developer Agreement | Business Plan Agreement | Pre Contractor Appointment | Pre Construction | Construction | Post hand over |
|---|---|---|---|---|---|---|---|
| | Sign SCF User Agreement ☆<br>Draft mini-competition questions | | Sign SCF User Agreement ☆<br>Draft mini-competition questions<br>Gateway 1 - approval of viability studies and initiation of developer agreement | | Gateway review align cost, time & brief Gap analysis. Protect data. Review CTR (Gateway 1.5-2.5)<br>Sign off Gateway 2 or review Gateway post contractor appointment, inc. baseline project information<br>Attend & participate at Gateway 3 / Performance Review<br>Gateway 3:<br>➢ CTB<br>➢ Performance review<br>➢ Project data | | Attend & participate at Gateway 4 / Performance Review<br>Gateway 4:<br>➢ CTB<br>➢ Performance review<br>➢ Project data |
| Leadership & Governance | | Site(s) Identification (Including Promotion) | Define project brief<br>In principal acceptance of viability studies<br>Complete communications plan | Ensure clear governance established, define who is "contracting party"<br>Appoint PM & Cost Manager | Agree:<br>➢ Objectives & Brief<br>➢ Roles<br>➢ Programme<br>➢ Cost plan<br>➢ Design & Procurement Strategy<br>➢ Project Governance<br>➢ Stakeholder Communications<br>Risk allocation<br>Sign off performance and project data | | Ongoing operation and maintenance of leaseholds (if applicable) |
| Consultant | | Formation of Heads of terms | Identification of expert reports required | Technical Design<br>Validate budget | Agree WP Strategy<br>Agree WP Awards | | Sign off performance and project data |
| Planning | | Liaison with planners and statutory undertakers | Consider planning requirement and commission long lead in surveys.<br>Outlining planning approvals | Full planning approvals/application | Collaborative planning:<br>➢ Detail design prog<br>➢ Detail const prog<br>ID milestones, approval, planning<br>Requirements for relevant experts at relevant time<br>Construction phasing:<br>➢ Supply chain orders<br>➢ Enabling works<br>Buildability advice:<br>➢ Efficient build<br>➢ H&S | | |
| Supply Chain | | | Develop Procurement strategy<br>Validate early construction cost plans | | ID early Supply Chain engagement<br>Agree site investigations to eliminate risk<br>Any further discounts passed to client<br>Procurement Tracker:<br>➢ WP Strategy<br>➢ Tender list<br>➢ Tender content<br>➢ Evaluation strategy | Fair payment<br>No re-tendering | |
| Cost & Finance | | Identify funding source<br>Confirmation of available funds (subject to approvals) | Validation of cashflow and cost plan | Review cost & budget using info at mini competition | Cost plan, WP Strategy<br>Market intel, benchmarking<br>Demo pre-construction added value<br>Contract Sum:<br>➢ WP Tenders<br>➢ Costed Risks<br>➢ Prelims<br>Change control<br>Develop contractor prelims for WP procurement | | Rent recovery (if applicable) |
| Project Management | | Complete Initial viability studies | Provide indicative programme<br>Competitor and demand analysis<br>Indicative masterplan production | | Mitigation, cost & owner for each risk<br>Project Exec plan / Comms plan<br>Appoint risk manager<br>Conduct risk review<br>ESS plan<br>Roles & responsibilities<br>Start-up workshop<br>SCF passport to work training all staff<br>Monthly dashboards<br>Transition plan to construction | Monthly project data<br>Manage risk<br>Deliver ESS<br>Deliver to cost & time | Tenant handover (if applicable) |

Shaping public construction