

SUSTAINED IMPACT

20 years of Willmott Dixon and SCAPE



KEY AREAS AND CONTACTS

NORTH



Emily Braim
Willmott Dixon



Elenor Hinds
SCAPE



Gareth Robinson
SCAPE

WALES & WEST



Jon Miles
Willmott Dixon



Karl Sieniawski
SCAPE

SOUTH



Tom Holland
Willmott Dixon



Vanessa Good
SCAPE



NATIONAL



Marie Burton
Willmott Dixon



Kevin Hutchinson
SCAPE

MIDLANDS



Jerry Major
Willmott Dixon



Jolene McLaren
Willmott Dixon



Tahir Talati
SCAPE

LONDON & EAST



Mark Tomlinson
Willmott Dixon



Darren Erswell
SCAPE

WD INTERIORS



Josh Armstrong
Willmott Dixon



Pritesh Palmer
SCAPE



20 YEARS OF IMPACT WITH SCAPE

Delivering better outcomes for public-sector partners and the communities they serve

For over 20 years, Willmott Dixon and SCAPE have worked in partnership to help public-sector organisations deliver projects with confidence, creating places that support communities, unlock opportunity and stand the test of time. As we mark our 20th anniversary, this report looks back at what has made the partnership so successful for customers.

"Over 20 years, our partnership has delivered nearly 600 projects across the UK, driven by a shared commitment to collaboration, efficient programme delivery for our public sector clients and creating lasting social value for local communities. Incredibly, this has seen us deliver £6bn of work and generate £672m in social value. I am immensely proud of what we have accomplished together and the difference we have made over the last two decades."

Mark Robinson
Group Chief Executive,
SCAPE



"Twenty years on, what strikes me most is how much this partnership has shaped both our organisations. SCAPE gave us the chance to work differently, engaging early and thinking in programmes rather than one-off projects, and that has consistently driven better outcomes for our customers. We grew nationally on the back of that relationship, and together we continue to leave a lasting legacy of critical infrastructure on a national scale in schools, hospitals and community buildings across the country that will be highly valued and relevant for generations to come. Built on genuinely shared values, it has been a privilege throughout."

Rick Willmott
Executive Chairman,
Willmott Dixon





This impact report brings together a selection of projects and insights from our team that demonstrate how the partnership is delivering for customers today, and how it continues to evolve to meet the challenges of tomorrow.

Over the years, when we've spoken to customers about what they think makes the partnership between Willmott Dixon and SCAPE so successful, six key themes have been highlighted time and time again:



1. Accelerated project delivery



2. Maximised asset potential



3. Value for money



4. Turning complexity into community value



5. A seamless, stress-free process



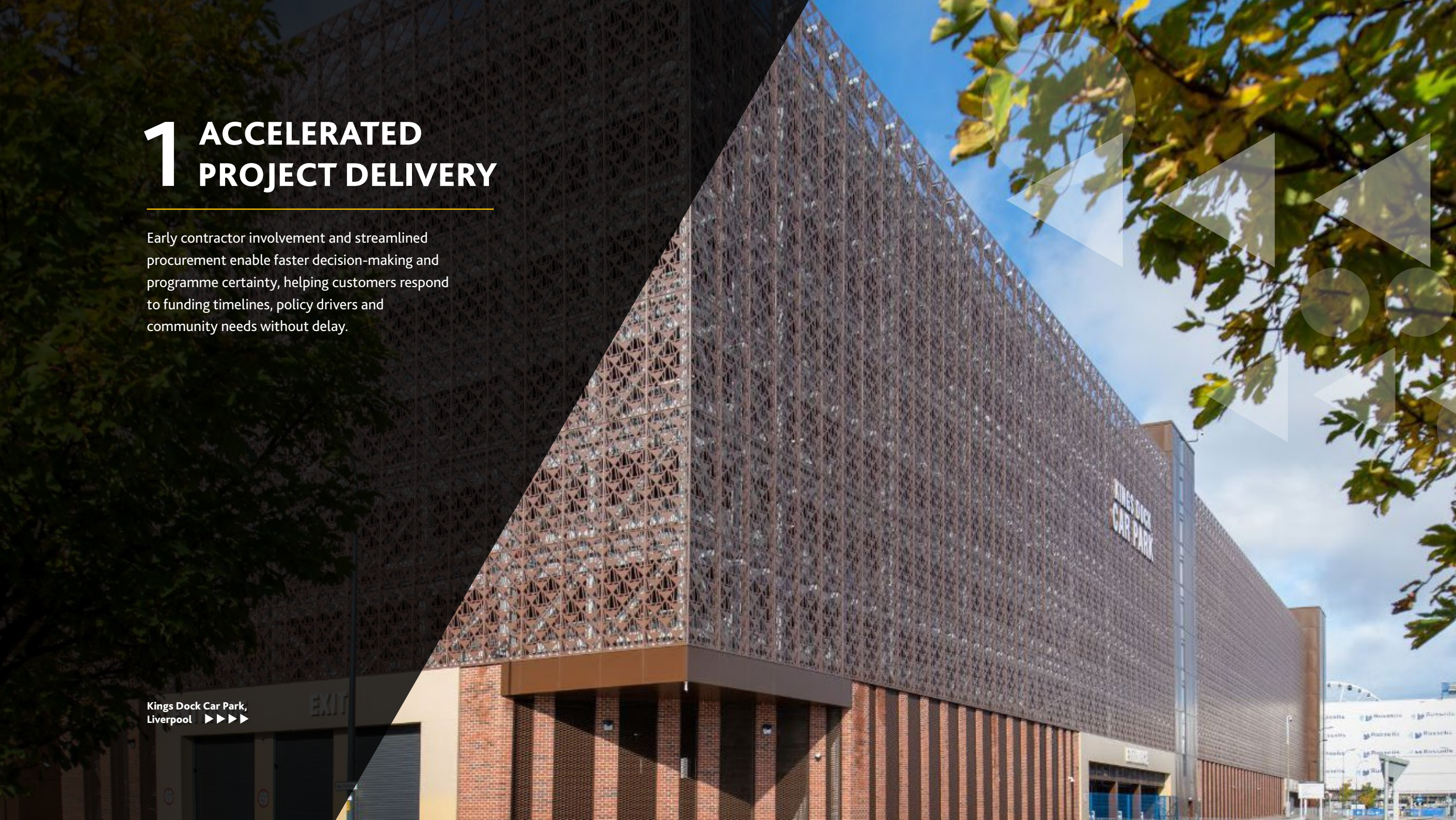
6. Shaping the future of public procurement

This report explores those six key themes and what they mean for our customers, demonstrating how Willmott Dixon and SCAPE provide public-sector organisations with a reliable route to deliver projects with certainty, value and lasting impact.

1 ACCELERATED PROJECT DELIVERY

Early contractor involvement and streamlined procurement enable faster decision-making and programme certainty, helping customers respond to funding timelines, policy drivers and community needs without delay.

Kings Dock Car Park,
Liverpool ▶▶▶▶



IN OUR WORDS

"Speed, value for money and certainty of delivery are incredibly important to our customers. By working collaboratively from the outset and removing unnecessary procurement stages, SCAPE supports accelerated project delivery, helping customers move more quickly from business case to construction. Not only does seeing cranes in the sky help to demonstrate value to the local community, but also in a climate where funding windows and policy drivers are increasingly time-sensitive, that ability to act with confidence and speed is critical."

Anthony Dillon,
Managing Director,
North,
Willmott Dixon

IN PRACTICE Kings Dock Car Park, Liverpool

Restoring critical infrastructure for Liverpool's waterfront

The Project

Following a major fire that destroyed the original Echo Arena car park, Willmott Dixon worked with Liverpool City Council through the SCAPE framework to demolish the damaged structure and deliver a new £30m, 1,450-space multi-storey car park at Kings Dock, supporting the city's arena, exhibition and convention campus.

The Impact

Speed of delivery was critical to restoring capacity, supporting the city's events economy and minimising disruption to a key regeneration area. Early contractor involvement accelerated procurement and brought the need for accelerated delivery to the forefront. Early conversations shaped design decisions, resulting in the selection of a steel frame solution. This solution was key to enabling accelerated delivery and ensuring the facility returned to operation at speed.

"I think it's the best-looking car park in the country. You would think it's a retail centre, it's that smart and impressive."

Roy Tunstall, Liverpool City Council's Divisional Manager, Parking Services



1,450
parking spaces
delivered at pace

Restoring vital
infrastructure quickly
to support Liverpool's
waterfront economy

2 MAXIMISED ASSET POTENTIAL

Through early engagement and collaborative design, we help customers get the most from their investment, creating buildings and places that are not only fit for purpose today, but adaptable for the future.

Chichester College STEM and
Higher Education Centre ▶▶▶▶



IN OUR WORDS

“When values align, great things happen. Our unprecedented 20-year partnership with SCAPE gives us the freedom to continually push the boundaries - enhancing sustainability, elevating customer and stakeholder experiences, and creating social value that makes a real difference to the communities we, and our mutual customers, serve.”

Scott Corey, Chief Of
Strategic Accounts,
Willmott Dixon

IN PRACTICE Chichester College STEM and Higher Education Centre

Creating a future-ready learning environment that delivers more from every investment decision

The Project

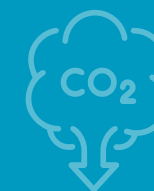
Willmott Dixon worked with Chichester College Group to deliver a new £26.4m STEM and Higher Education Centre through the SCAPE framework. The four-storey facility brings together advanced teaching spaces, engineering workshops, science labs and flexible learning environments designed to support future skills development.

The Impact

Through early collaboration, the project team helped the college maximise the long-term value of its investment by balancing sustainability, operational performance and educational need. Smarter material choices, renewable technologies and future-focused design created a more efficient, resilient asset that will support learners and the wider college estate for years to come.

“Our new Centre puts sustainability top of the agenda and is fully aligned with our climate change mission and net zero targets. The building includes roof-mounted solar panels powering the air-source heat pumps. In addition to the carbon saved from the steel frame, this helps us improve efficiency, reduce energy consumption, and achieve net zero carbon in operation.”

Rob Kay, Director of Estates at Chichester College Group



64%

Reduction in
embodied carbon

3 VALUE FOR MONEY

By combining long-term programme efficiencies with transparent cost planning and robust performance management, we help customers maximise their budgets while maintaining the highest standards of quality, sustainability and social value.

Horncastle Public Sector
Hub, Lincolnshire ▶▶▶▶



IN OUR WORDS

"SCAPE also enables customers to achieve genuine value for money. Because we tender for the framework based on long-term programmes, customers benefit from commercial efficiencies that are not typically available through one-off procurement routes. Those efficiencies are combined with high levels of performance monitoring, quality assurance and embedded social value and sustainability commitments, ensuring that value is measured not just in cost, but in outcomes."

Chris Farr, National Framework Director, Willmott Dixon

IN PRACTICE Horncastle Public Sector Hub, Lincolnshire

Reducing operational costs and carbon through performance-led delivery

The Project

Through the SCAPE framework, Willmott Dixon delivered the £7m Horncastle Public Sector Hub, bringing together East Lindsey District Council and Boston College in a shared, energy-efficient facility. Designed to achieve net zero carbon in operation, the building replaces outdated accommodation with a modern, flexible space supporting public services and education.

The Impact

Using Energy Synergy®, the building is continuously monitored and optimised in use, ensuring it performs as designed. This reduces energy consumption, lowers running costs and supports long-term budget certainty, helping the council achieve significant savings while meeting its carbon reduction targets.

"The commitment Willmott Dixon has made to supporting the local community and economy throughout the build is fantastic."

Neil Cucksey, Strategic Capital Project Development Officer at East Lindsey District Council

75%

reduction in energy use. Long-term cost savings compared to previous headquarters

17.4t

of CO₂e saved annually. Equivalent to driving 75,000 miles in a petrol car.

8

YEARS

Designed to be cost-neutral within just eight years



4 TURNING COMPLEXITY INTO COMMUNITY VALUE

We help customers navigate an increasingly complex social value, procurement and reporting environment by turning requirements into clear, deliverable plans. Whether priorities are already defined or need shaping, we use local insight to identify what matters most, focus activity where it can have greatest impact, and build measurable outcomes into projects from the start.

Baytree SEND School,
North Somerset ▶▶▶▶

IN OUR WORDS

"What began as a relatively simple set of social value commitments has evolved into a more targeted, place-based approach to creating lasting impact. We are proud of the difference we are making in local communities - from creating local jobs and skills opportunities to supporting wellbeing, ethical supply chains and cleaner, more sustainable places. Whatever the desired outcome, we build social value into the project from the very beginning, with clear commitments, practical delivery plans and a focus on measurable, meaningful impact for the communities we serve."

Sarah Fraser, National
Head of Social Value,
Willmott Dixon

IN PRACTICE Baytree SEND School, North Somerset

Redefining inclusive construction through community-led delivery

The Project

Willmott Dixon worked with North Somerset Council to deliver an £18m expansion of Baytree SEND School, increasing capacity from 72 to 120 pupils. The new facility provides specialist learning environments, therapy spaces and fully accessible design tailored to children with complex needs.

The Impact

Through SCAPE, the project went beyond construction to deliver meaningful, place-based impact. Pupils, staff and the wider community were actively involved through tailored engagement, while local employment, training and education initiatives ensured long-term benefits extended well beyond the school itself.

"This new building transforms what's possible for our children. The team truly listened to what families and educators needed and have delivered a school that exceeds expectations."

North Somerset Council

20

new jobs created locally,
including opportunities for
new entrants & under-
represented groups
in construction

92

weeks of training and
68 weeks of work
experience for local
students

66%

of positions
filled by North
Somerset residents



5 A SEAMLESS, STRESS-FREE PROCESS

SCAPE provides a fully compliant, straightforward route to market, removing unnecessary complexity and giving customers confidence at every stage – from initial engagement through to delivery.

Bedfordshire Police Custody
Suite ▶▶▶▶



IN OUR WORDS

"Through SCAPE, we engage early with customers to understand what they are trying to achieve, the constraints they are working within and the outcomes they need to deliver for their communities. That early collaboration is critical – it allows us to shape projects around what is genuinely affordable and deliverable, helping to maximise the potential of each asset while reducing risk. For our customers, that means fewer surprises, better-informed decisions and a smoother journey from concept through to completion."

Stewart Brundell, Chief
Operating Officer
- Construction,
Willmott Dixon

IN PRACTICE Bedfordshire Police Custody Suite

Providing a compliant, collaborative route to delivery in a complex live environment

The Project

Willmott Dixon worked with Bedfordshire Police to deliver a £19m, 22-cell custody suite and headquarters building through the SCAPE framework. The facility replaced a temporary unit nearing the end of its planning permission, while maintaining fully operational police services throughout construction.

The Impact

Early engagement and a fully compliant procurement route enabled rapid decision-making and a clear path to delivery. Close collaboration ensured minimal disruption to live operations, while standardised design solutions provided cost certainty, reduced programme risk and a smooth journey from concept to completion.

"This is an amazing investment for the force and a positive change for Bedfordshire Police. New technology and innovative design will help us give the maximum care and support for those visiting custody, as we continue to improve the service we give. The building will benefit the force for many years to come and marks a key piece of history for the force."

Garry Forsyth, Chief Constable

10/10

customer rating for
service and value, reflecting
a smooth, reliable delivery
experience from
start to finish.

2

WEEKS
time taken to
install cells



6 SHAPING THE FUTURE OF PUBLIC PROCUREMENT

Together with SCAPE, we continue to evolve our approach to meet the changing demands of the public sector, from navigating the Building Safety Act and Procurement Act to embedding net zero, digital innovation and new delivery models.

University of Hertfordshire,
The Forum ▶▶▶▶

Marie Burton, National Framework Manager



When I reflect on our 20-year relationship with SCAPE, what stands out most is how much both organisations have had to evolve, and how critical that ability to adapt has become for the public sector today.

We are operating in what I often describe as a perfect storm. Devolution and local government reorganisation are reshaping how decisions are made and how funding is unlocked. At the same time, the construction and procurement landscape has been fundamentally disrupted by the Building Safety Act, changes to Part L, accelerating net zero commitments and, most recently, the Procurement Act. And all of this has landed without the clarity or funding certainty to match the ambition.

That confusion is dangerous. The public sector thrives on certainty and without it, projects stall, investment is delayed and communities lose out. This is where the future of frameworks like SCAPE really matters.

Our role as delivery partners has shifted. It's no longer just about building well; it's about

helping clients navigate policy, regulation and funding with confidence.

At Willmott Dixon, we are evolving our partnership model to meet that challenge. Increasingly, our role is to be the voice of expertise – that light in the dark – helping customers understand what is possible, what is affordable and, crucially, what is compliant.

Early engagement is central to that. Through SCAPE, customers can have those conversations early, safely and compliantly, gaining certainty around budget, programme and risk before momentum is lost.

Modern procurement policy has also changed the definition of value. Cost and programme remain important, but value today is broader: compliance, affordability, social impact, net zero and digital capability all matter, and they must stand up to scrutiny. Early engagement allows us to design to budget, embed Building Safety Act requirements from day one, and support customers through complex gateway processes rather than reacting to them later.

Net zero is a good example of where this approach makes a tangible difference.

Regulation has already moved the industry significantly closer through Part L, and our focus now is on helping customers close the remaining gap affordably through orientation, fabric-first design, smarter specification and access to decarbonisation funding where it exists.

Social value and community impact are equally important. SCAPE's leadership in this space is genuinely distinctive, and looking ahead to 2026 and beyond, we're excited to be trialling joint approaches with other SCAPE partners that deliver deeper, place-based impact rather than fragmented activity.

Our relationship is built on aligned values – doing the right thing, supporting the public sector and delivering long-term benefit for communities. We've grown together for 20 years, and the next chapter is about helping customers unlock investment, prove compliance and deliver better futures with confidence.



FINAL THOUGHTS

"What strikes me most about the SCAPE Impact Report is the positive change that successful partnerships like these can achieve. From accelerating procurement for our clients when time is critical to creating wider social value for communities, the positive impact of our partnership is clear. The public sector is undergoing a complex and challenging period of change due to devolution and shifting policies. Our collaborative focus on providing strategic guidance, efficiency and early-stage contractor involvement is vital to ensuring our clients have the confidence and certainty to deliver in these uncertain times."

Caroline Compton-James

Deputy Chief Executive,
SCAPE



"As we celebrate 20 years with SCAPE, what stands out is how consistently our partnership has delivered for public-sector customers and the communities they serve. Working as one team, we've made framework procurement more than a route to market: it's a tried and trusted way of giving customers certainty on cost and programme, embedding social value and net zero from the outset, and delivering the quality and speed they demand. What I'm most proud of is that the partnership has never stood still; as our customers navigate funding and regulatory pressure, our drive to keep improving and strip out complexity and risk means they can rely on us to deliver the outcomes that matter most to them."

Graham Dundas

Chief Executive Officer,
Willmott Dixon



20 YEARS OF IMPACT. WILLMOTT DIXON AND SCAPE.

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