



Ministry of Justice: Frameworks

The MoJ is responsible for a vast estate containing a diverse mix of c.2,000 buildings, ranging from the 135-year-old Grade I listed Royal Courts of Justice to probation offices, warehouses and maximum security prisons. Maintaining, improving and expanding these facilities is a monumental task, and one which requires the MoJ to partner with a network of contractors.

The solution

Building Solutions (the specialist building and refurbishment arm of VINCI Facilities) was selected as one of the MoJ’s partners due to its vast experience with high-security clients such as the Metropolitan Police and the United States Air Force.

Utilising four frameworks, Building Solutions competes via mini-competition for design and build projects ranging from £500k to £10m+. The organisation continues to perform well across the MoJ’s estate due to its focus in the following areas:

Trust and transparency

Building Solutions operates a fully open-book approach, with all costs being shared with the client, while overheads and profits remain fixed throughout the duration of the contract in order to provide the MoJ with certainty of cost and minimal risk. In addition, a pain or gain mechanism ensures that any pains stay with Building Solutions while any gains are shared equally between both parties.

Rapid mobilisation

In-line with the MoJ’s desire to minimise the tender period, Building Solutions has developed a rapid mobilisation process that sees it able to design, price, procure and commence each project within just 12-16 weeks.

Strong supply chain management

Building Solutions ensures the efficient management of specialist sub-contractors from its approved contractor list, including overseeing security clearances such as right to work and counter-terrorist checks.

Collaboration and communication

Viewpoint for Projects (formerly 4Projects) is utilised to provide a CDE (Common Data Environment) where design and performance-related information can be easily shared between all parties, while also facilitating the efficient use of BIM (Building Information Modelling) Level 2.

Flexibility

Due to the unpredictable challenges of working in a live custodial environment, Building Solutions operates a highly flexible service, enabling it to react quickly to the obstacles and delays that can occur within this challenging sector.

Efficient logistical operations

As many prisons require strict 48-hour notice periods for deliveries along with thorough inspections of goods, Building Solutions places a strong focus on logistical planning to ensure that programme time frames aren’t compromised.

EXAMPLE PROJECTS

- **Eight category-A HMPs:** Upgrading security gates and audio/video surveillance equipment.
- **Maidstone Combined Court Centre:** Replacement of M&E facilities and asbestos remedial works.
- **HMP Downview:** Installation of new electrical infrastructure and construction of an activity centre and artificial grass pitch.
- **HMP Rochester:** Installation of new high-security windows.
- **HMP Stanford Hill:** Installation of new boilers and plant rooms.

KEY RESULTS

- » **Project delivery:** Every project has been completed to the agreed time frame and budget.
- » **Cost savings:** By challenging the briefs and suggesting more cost-effective alternatives, Building Solutions has generated c.5% cost savings to date.
- » **Zero accidents:** Building Solutions’ strong culture of Health and Safety has ensured zero reportable accidents – no mean feat, as 80% of the buildings remained occupied throughout the works.
- » **Customer satisfaction:** Due to the contract’s ongoing success, the MoJ has expanded the scope of works to encompass associated government bodies including the Home Office, UK Border Force, HMI Probation and the Crown Prosecution Service.



BUILDING SOLUTIONS

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