# Willmott Dixon secures over £50 million government contracts to refurbish DfE HQ and APHA site



Willmott Dixon Construction has recently secured significant contracts totalling over £50 million from various government agencies to refurbish and enable works in key public sector buildings. Among these, a notable £36.9 million contract awarded by the Government Property Agency is earmarked for the refurbishment of the Sanctuary Building, located at 20 Great Smith Street in central London. This building serves as the headquarters for the Department for Education (DfE).

The scope of these works is extensive, involving a phased refurbishment and strip-out across three floors and the basement. Work began on May 19, 2025, and is scheduled for completion by June 2, 2026. The project will be executed under a NEC4 Engineering and Construction Contract Option A, which ensures a structured approach to project management and delivery. Previously, Willmott Dixon undertook design work under a pre-construction services agreement, setting a strong foundation for the current phases. The refurbishment will not only modernise the workspace but also align with sustainability goals, incorporating upgrades to existing facilities to support future installations of solar technology as part of the DfE’s decarbonisation initiatives.

In addition to the Sanctuary Building project, Willmott Dixon has been awarded a £14.6 million enabling works contract at the Animal and Plant Health Agency’s (APHA) Weybridge site in Surrey. This initiative, initiated on June 5, 2025, will involve critical site preparation and infrastructure development that supports DEFRA's broader redevelopment strategy for the Weybridge science campus. The enabling works are designed to facilitate upcoming construction phases, focusing initially on site clearance for a specific building within the campus.

The contractor’s growing portfolio aligns well with DEFRA’s £600 million framework for developing new facilities across various APHA locations in the UK. This framework not only covers work on new constructions but also encompasses comprehensive renovations at existing sites, showcasing the ongoing commitment towards enhancing public infrastructure in a sustainable manner.

Moreover, Willmott Dixon's engagement within the public sector extends to other recent contracts, including a £61 million project to support the transition of the 1st Military Working Dog Regiment to Kendrew Barracks, and a position in the NHS Shared Business Services Decarbonisation of Estates Framework worth £500 million. These opportunities demonstrate the contractor’s ability to effectively navigate the complexities of public-sector projects, while contributing to the advancement of infrastructure that meets evolving needs.

As Willmott Dixon progresses with these substantial contracts, the integrated focus on sustainability, modern working environments, and efficient project management remains paramount, ultimately benefiting the public sector and its stakeholders while showcasing the importance of collaborative construction partnerships.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.constructionnews.co.uk/contractors/willmott-dixon/willmott-dixon-picks-up-50-5m-in-government-jobs-13-06-2025/), [[2]](https://www.fmj.co.uk/willmott-dixon-to-deliver-dfes-sanctuary-buildings-hq-refurbishment/)
* Paragraph 2 – [[1]](https://www.constructionnews.co.uk/contractors/willmott-dixon/willmott-dixon-picks-up-50-5m-in-government-jobs-13-06-2025/), [[3]](https://www.constructionnews.co.uk/contractors/willmott-dixon/willmott-dixon-picks-up-50-5m-in-government-jobs-13-06-2025/), [[4]](https://www.constructionnews.co.uk/contractors/tier-ones-secure-spots-on-600m-defra-framework-05-10-2022/)
* Paragraph 3 – [[5]](https://www.gov.uk/government/news/working-dogs-regiment-to-relocate-as-contract-awarded-for-refurbishment-of-kendrew-barracks), [[6]](https://www.constructionviewonline.co.uk/2025/02/10/willmott-dixon-named-supplier-on-500m-nhs-shared-business-services-decarbonisation-of-estates-framework/), [[7]](https://www.construction.co.uk/construction-news/312735/willmott-dixon-secures-14-5m-contract)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.constructionnews.co.uk/contractors/willmott-dixon/willmott-dixon-picks-up-50-5m-in-government-jobs-13-06-2025/> - Please view link - unable to able to access data
2. <https://www.fmj.co.uk/willmott-dixon-to-deliver-dfes-sanctuary-buildings-hq-refurbishment/> - Willmott Dixon Interiors has been appointed to refurbish the Grade II listed Sanctuary Buildings in London, home to the Department for Education (DfE). The project involves a phased CAT B fit-out of 12,850m² across multiple floors, aiming to create a modern, sustainable office environment that supports hybrid working practices. The refurbishment includes collaborative workspaces, hot desking facilities, staff breakout areas, and meeting rooms equipped with state-of-the-art conferencing technology. The design also focuses on inclusivity, catering to various sensory, cognitive, physical, and developmental needs. Additionally, existing plant facilities will be upgraded as part of DfE’s decarbonisation agenda, with infrastructure prepared for future photovoltaic solar panel installations. The work is being carried out in a live environment, with staff relocated to alternative floors during different project phases, and is expected to be completed by autumn 2024. The contract was awarded through the Southern Construction Framework, with Arcadis providing principal design, project management, and cost consultancy services.
3. <https://www.constructionnews.co.uk/contractors/willmott-dixon/willmott-dixon-picks-up-50-5m-in-government-jobs-13-06-2025/> - Willmott Dixon Construction has been awarded a £36.9 million contract by the Government Property Agency to refurbish part of the Sanctuary Building in central London. The contract was procured via a two-stage process under the Crown Commercial Service’s Construction Works and Associated Services framework. It covers refurbishment and strip-out works across three floors and the basement at 20 Great Smith Street in London, where the Department for Education is based. The works, let under an NEC4 Engineering and Construction Contract Option A, began on 19 May 2025 and are due to complete by 2 June 2026. The design phase was previously delivered by Willmott Dixon under a pre-construction services agreement. The job comprises refurbishment to levels one, two and three, as well as basement level B1. It includes Cat B fit-out and strip-out of existing elements to accommodate future government occupancy. Willmott Dixon has also been awarded a £14.6 million enabling works contract at the Animal and Plant Health Agency’s (APHA’s) Weybridge site in Surrey. The Department for Environment, Food and Rural Affairs (DEFRA) awarded the contract under a call-off from an existing framework agreement. The contract started on 5 June and work is scheduled to complete by 31 December 2027. The enabling works form part of DEFRA’s wider redevelopment of the Weybridge science campus. The first package under the contract covers one building on the Weybridge campus that requires site clearance and early infrastructure to prepare for future construction phases.
4. <https://www.constructionnews.co.uk/contractors/tier-ones-secure-spots-on-600m-defra-framework-05-10-2022/> - Major contractors, including Willmott Dixon, have secured multiple slots on a £600 million framework to develop new buildings for the Department for Environment, Food and Rural Affairs's (DEFRA) Animal and Plant Health Agency (APHA) science estate. The framework encompasses design, build, installation, commissioning, and handover work on various APHA centres across the UK, with significant activity planned at APHA's specialist research and diagnostic laboratory facilities in Weybridge, Surrey. The scheme also covers work at several regional labs in locations such as Starcross (Devon), Camarthen (Wales), Penrith (Cumbria), Newcastle (Tyne and Wear), Shrewsbury (Shropshire), Bury St Edmunds (Suffolk), and Sutton Bonington (Nottinghamshire). The work is divided into seven lots, covering areas such as containment facilities, accommodation works, site infrastructure works, security, and consulting.
5. <https://www.gov.uk/government/news/working-dogs-regiment-to-relocate-as-contract-awarded-for-refurbishment-of-kendrew-barracks> - The Defence Infrastructure Organisation (DIO) has awarded Willmott Dixon a £61 million contract to deliver vital infrastructure for the rebasing of the 1st Military Working Dog (MWD) Regiment from St George’s Barracks to Kendrew Barracks in Rutland, East Midlands. The project will deliver 15 new buildings on site, 11 of which will be brand new, and 4 refurbished, enabling the permanent disposal of St George’s Barracks, scheduled for 2026. The facilities will comprise 173 new kennels for permanent, isolation, and quarantine needs, a vet centre, training facilities, squadron offices, and stores for all squadrons, a new gym, and the repurposing of hanger B as the Regimental Headquarters and Quartermaster stores.
6. <https://www.constructionviewonline.co.uk/2025/02/10/willmott-dixon-named-supplier-on-500m-nhs-shared-business-services-decarbonisation-of-estates-framework/> - Willmott Dixon has secured a place on the new NHS Shared Business Services (NHS SBS) Decarbonisation of Estates Framework. The framework will run for four years and is expected to be worth £500 million. It presents an opportunity for appointed businesses to tender for works that will help NHS Trusts and other public sector organisations improve the energy efficiency and environmental sustainability of their buildings and estates. Willmott Dixon has secured a position on Lot 1 – decarbonisation of non-domestic/public buildings, across several regions including North of England, Midlands, London and South East, South West, and Wales. Under a single contract, Willmott Dixon will be able to implement a range of decarbonisation measures including insulation, solar energy, renewable heating installations, windows, LED lighting, building management systems, air conditioning, cooling, and ventilation.
7. <https://www.construction.co.uk/construction-news/312735/willmott-dixon-secures-14-5m-contract> - Willmott Dixon has been awarded a £14.5 million contract by Forestry England to upgrade its tree nursery near Delamere Forest, Cheshire. This marks the continuation of a long-standing partnership between the two organisations, following the successful completion of a timber-frame visitor welcome centre at the same location in 2020. The latest project, procured through the Procurement Hub's Major Projects Framework, will focus on constructing a state-of-the-art seed extractory building. This facility will play a crucial role in Forestry England's efforts to produce millions of climate-resilient trees for future planting. The building will house advanced processing machinery and feature expanded cold and dry seed storage areas, designed to store several tonnes of seeds under optimal conditions before germination. The upgrade aligns with Forestry England’s mission to improve the country's green infrastructure and ensure sustainable forest management in the face of climate change.