MAGNUS

CASE STUDY | YORKSHIRE WATER PRE CONSTRUCTION PROJECT MANAGEMENT

Turning an accelerated programme into construction-ready schemes

Challenge

- Yorkshire Water brought elements of its NESOP 2028 programme forward into 2027
- Schemes were at very different levels of design maturity, from early concept (Stage 1) to Stage 4 onwards
- M&E packages needed developing to the Stage 4 design gate for specialist subcontractors
- The goal: detailed design, procurement and construction readiness (shovel ready) for Q1 2027, against 31 January target starts

Mixed maturity across the portfolio:

- Stage 1: define need and route forward
- Stage 2: take outline design on to detail
- Stage 3: instruction to take to detailed design
- Stages 4–7: progress design with civils and M&E design partners to construction ready (shovel ready)

Why it mattered:

- Without disciplined gates, acceleration moves the deadline but not the design
- Land access, 12-week tank procurement, long-lead items and open design inputs were live risks
- The challenge became clearer as Magnus' involvement and value grew

Involvement

Magnus provided the Project Management team:

- Defined scope
- Selected consultants
- Changed key people where necessary
- Principal project management oversight maintained to ease capacity blockage

Design management, critical to delivery:

- Coordinated the internal design team with civils and M&E design partners
- Design reviews and stage-gate progression (Stages 4–7) to construction ready
- Closed open design inputs: owners and dates (flow rate, pump duty, screen specification)
- Baselined each scheme's maturity and blockers

Controls carried into delivery:

- Release procurement for M&E packages and long-lead items
- Programme, quality, scope and change controls
- Constraints identified before they became construction constraints

Value

End client: Yorkshire Water

- A clearer line of sight from accelerated investment to construction-ready schemes to demonstrate customer value.

Delivery partner: Private Equity Backed

- A more mature pipeline that can become construction and specialist subcontract packages

Magnus value-add

- Capacity plus the controls that connect design, procurement, change and delivery
- **No charged handover, no extra resource cost:** handover and senior integration funded through the Magnus margin
- **Responds to end-client change:** compensation event to expand the service

Design maturity drives the model

- Each scheme is managed against the maturity needed to release its next stage of procurement and construction

