



# FRAMEWORK GUIDE

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For Schools and Community  
Buildings (SCB2)



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**Trusted procurement for  
better buildings and homes**

**LHC.GOV.UK**



## Why work with LHC?

These are the key reasons to work with LHC whether you're a public sector organisation looking for procurement solutions or a supplier with products or services to provide.

### Knowledge and experience of procurement

Our organisation began half a century ago and over five decades we've developed and shaped our service to meet the evolving needs of our clients.

### Recognised technical expertise

Our technical expertise is built on continuous research by our team of technical specialists who consult with clients on the outcomes they need and suppliers on the range of available solutions.

### Commitment to better buildings and homes

Our ultimate goal is helping our clients deliver better environments for the communities they serve, a goal we support through our frameworks that address every aspect of quality, and our selection of the most appropriate suppliers.

### Fast and efficient procurement

The process of calling off projects and commissioning work is very efficient. Terms and rates have been agreed and even when a mini competition is required, the majority of contractual arrangements have already been finalised and project work can start quickly.

[WWW.LHC.GOV.UK/MEMBERSHIP](http://WWW.LHC.GOV.UK/MEMBERSHIP)

## About this framework

The LHC framework for schools and community buildings is available to all local authorities, housing associations and other public sector bodies in England, Wales and Scotland.

Fully OJEU compliant, this framework offers the provision of new build projects, extensions, refurbishment and associated works with a design service for school and community buildings projects. The following types of building can be provided through this framework:

- Education Buildings
- Healthcare Buildings
- Emergency Services Buildings
- Community Buildings

This framework can be used in Scotland via the Scottish Procurement Alliance (SPA) and in Wales via the Welsh Procurement Alliance (WPA).

**This framework agreement has been established in strict compliance with UK public sector procurement rules for use by public sector bodies in the UK as detailed in the LHC buyer profile ([www.lhc.gov.uk/24](http://www.lhc.gov.uk/24)) and as specified in the Contract Notice:**

- 2016/S240 - 436947

This was published in OJEU under an Open Procedure in December 2017 with 25 successful tenderers appointed in July 2017.



## Framework details

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### Four value bands are available through the schools and community buildings framework.

- **Value Band 1** – projects up to £2,000,000 for new build, extensions and refurbishment works
- **Value Band 2** – projects from £2,000,000 to £4,000,000 for new build, extensions and refurbishment works
- **Value Band 3** – projects from £4,000,000 to £10,000,000 for new build, extensions and refurbishment works
- **Value Band 4** – Projects over £10,000,000 for new build, extensions and refurbishment works

### New build extensions and associated works includes:

- Full scope design service, including but not limited to: architectural services, mechanical and electrical services design, and structural and civil engineering design
- Design services can be provided by the LHC Appointed Company's in-house design team, a consultant employed by the Appointed Company or a client nominated consultant
- Traditional design and build call-off projects set by the client or nominated consultant
- Bespoke modified design and build call-off projects inclusive of design to cost methodology

### General refurbishment (minor works) includes:

#### External refurbishment works, including:

- Replacement of flat and pitched roof coverings
- Replacement windows and doors
- External cladding and insulation works
- External landscaping works including resurfacing of car parks and playgrounds
- Multi-use games areas and other types of sports facilities including groundworks, drainage, fencing and associated electrical works
- Dedicated design service available from all Appointed Companies, if required

#### Internal refurbishment works, including:

- Refurbishment of science labs and home economics and other education learning environments
- Refurbishment of sanitary facilities, sports changing facilities with associated electrical and mechanical works with a supported design service
- Internal refurbishment and remodelling of community buildings with all associated works and electrical and mechanical services works
- Dedicated design service available from all Appointed Companies, if required

#### Additional services provided by LHC Appointed Companies across all value bands include:

- The provision of a dedicated project manager at each LHC Appointed Company to maintain high quality communication and service at all times
- The provision of insurance warranties, collateral warranties, bond or parent company guarantee and guarantees for workmanship and materials
- The provision of detailed monthly reports of actual costs and forecasts for out-turn costs for all contracts, broken down to various parts of the works in accordance with customer's requirements

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**This framework provides compliance, quality and best value to clients, with a streamlined process for engaging with supplier companies**



# About the tender

The tender process for this framework followed LHC’s OJEU compliant Open Procedure which eliminates the Pre-Qualification Questionnaire stage. Suppliers were given free and open access to the tender and offer documentation and answered Suitability Assessment Questions.

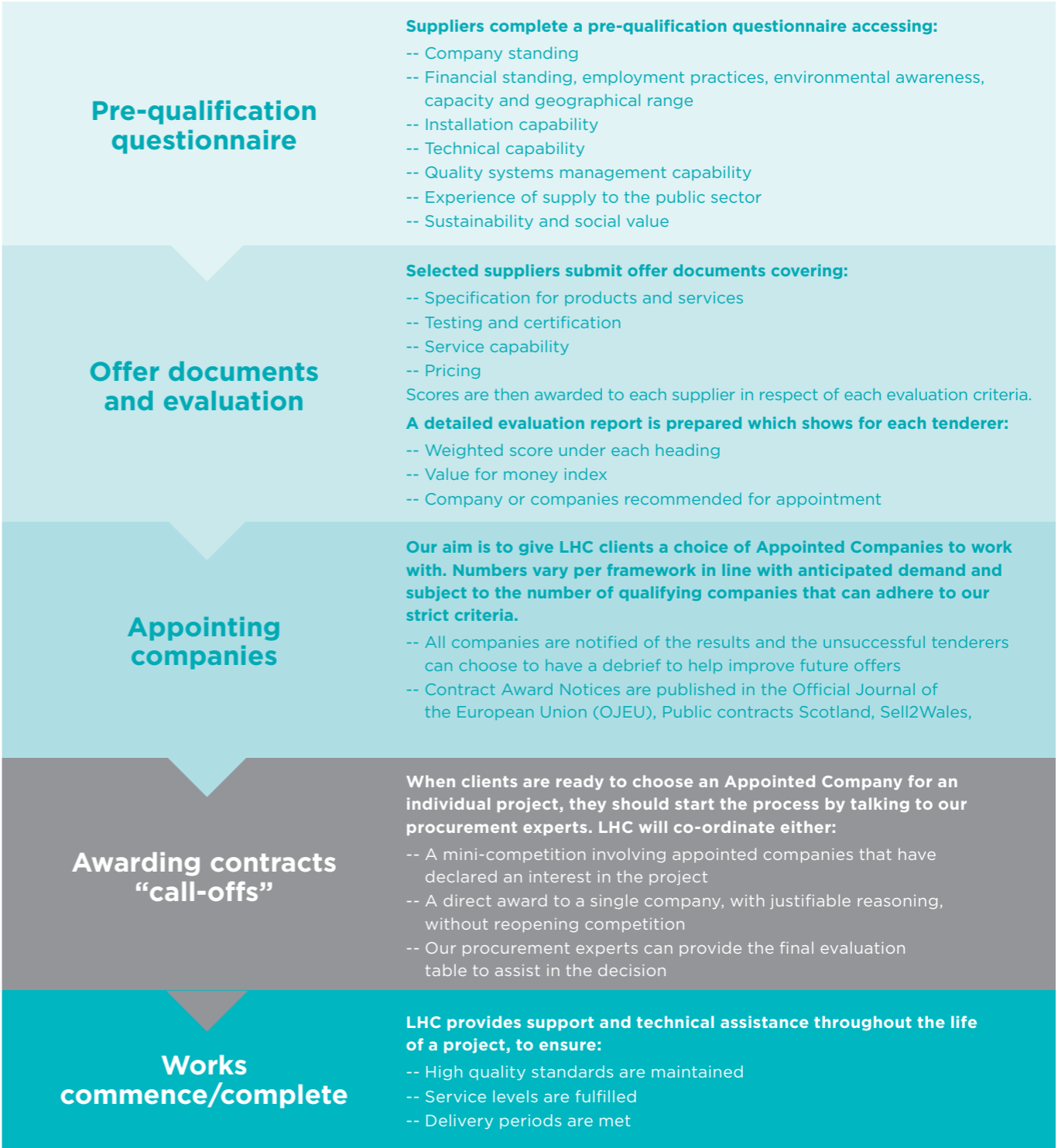
### Selection criteria

- Financial information
- Business and professional standing
- Health and safety policy and capability
- Equal opportunity and diversity policy and capability
- Environmental management policy and capability
- Quality management policy and capability
- Inspection of manufacturing facility
- Sustainability and social inclusion policy requirements
- Experience of working in public sector
- Managerial and technical support, sales, marketing and supporting information
- Technical and professional ability
- Conformity to the LHC specification together with the expertise and quality of delivery



# From suitability to call-off contract

The diagram below shows the process a supplier completes to become an LHC appointed company and to be awarded a contract (or “call-off”). It also highlights the support LHC provides once a project is live.





## Award weighting criteria

Award weighting criteria are established on each individual framework and can be flexed to a buyer's individual needs. Clients can obtain a copy of the full LHC tender report on request.



## The framework in action

As well as providing compliance, quality and best value to clients, the framework for schools and community buildings supports a streamlined process from the award to completion of a call-off project, and includes:

### Confirmed competitive market prices

Prices submitted for each call-off project match or beat the best value prices established in the tender evaluation stage.

### Quick and efficient procurement

Clients enjoy speedy access to LHC Appointed Companies and can choose between a mini-competition or direct award, to enable the final selection of a supplier or supplier(s) for a project.

### Instant access to project data

Immediate access to project information through the on-line portal.

### High quality standards

Standards of quality maintained throughout the project through monitoring in accordance with ISO 9001 Quality Management System.

### Service levels guarantee

Guaranteed service levels from launch to completion providing peace of mind that services and works will be conducted effectively.

### Quick project starts

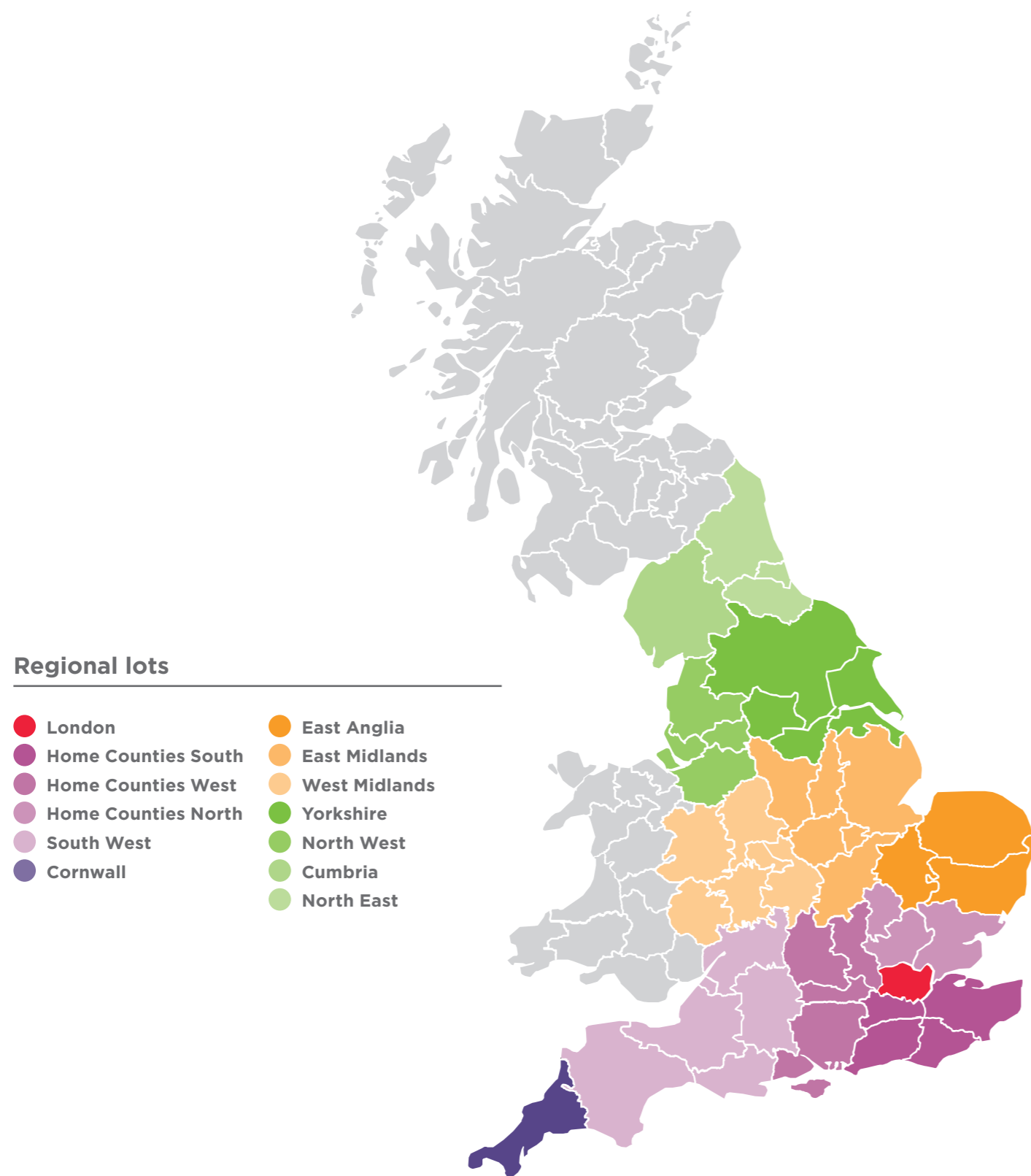
Pre-tendered OJEU-compliant procurement reduces the time and cost spent by for public sector organisations and speeds up their access to companies.

### Advice on design and regulatory compliance

Guidance on interpretation and conformity to statutory regulations, standards and planning requirements.



# Appointed companies



Appointed company	London	Home Counties South	Home Counties West	Home Counties North	South West	Cornwall	East Anglia	East Midlands	West Midlands	Yorkshire	North West	Cumbria	North East
<b>0 - £2m New</b>													
Aura Newcastle										✓	✓	✓	✓
Kind Diamond Build Consortium	✓												
Seddon Construction								✓	✓	✓	✓	✓	
Shaylor Group plc	✓	✓	✓	✓	✓		✓	✓	✓	✓			
<b>0 - £2m Refurb</b>													
Kier Services								✓	✓	✓	✓	✓	✓
M&J Group (Construction & Roofing)	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓
Novus Property Solutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Seddon Construction								✓	✓	✓	✓	✓	✓
Shaylor Group plc	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Vinci Facilities	✓	✓	✓	✓			✓	✓	✓				
<b>£2 - £4m</b>													
Esh Construction										✓	✓	✓	✓
Jarvis Contracting		✓	✓										
Kind Diamond Build Consortium	✓												
Lakehouse Contracts	✓	✓	✓	✓	✓	✓	✓						
Manley Construction										✓	✓	✓	✓
Robertson Construction Group								✓	✓	✓	✓	✓	✓
Seddon Construction								✓	✓	✓	✓	✓	✓
Shaylor Group plc	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Speller Metcalfe					✓	✓		✓	✓				
<b>£4m - £10m</b>													
Farrans Construction trading as a division of Northstone NI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Galliford Try Building								✓	✓	✓	✓	✓	✓
Kier Construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lakehouse Contracts	✓	✓	✓	✓	✓	✓	✓						
Morgan Sindall Construction and Infrastructure								✓	✓	✓	✓	✓	✓
Willmott Dixon Construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>£10m+</b>													
Farrans Construction trading as a division of Northstone NI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Galliford Try Building	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kier Construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Morgan Sindall Construction and Infrastructure		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Willmott Dixon Construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓





**Framework for Schools  
and Community Buildings**

This framework is valid until 30th June 2021

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