LHC MIDLANDS LONDON SOUTH EAST

New Build Housing Construction

5TH SEPTEMBER 2022 – 4TH SEPTEMBER 2027



H2 Framework Guide

Improving lives and places
through quality procurement solutions

lse.lhcprocure.org.uk



LHC procures frameworks, in accordance with The Public Contracts Regulations 2015, which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

Established in 1966, LHC are acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

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ABOUT THIS FRAMEWORK

CN 2021/S 000-016923, CAN 2022/S 000-024893

This LHC framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the development of new build housing projects and associated works including development agreements and land purchases.

This framework agreement can be used for but not limited to:

- Traditional housing – houses, bungalows, flats, apartments
- Care homes, extra care and supporting living accommodation
- Student accommodation
- Conversion of commercial buildings for residential use
- Rooftop developments
- Medium to high rise housing
- Key worker accommodation
- Net Zero Carbon and low energy buildings
- Mixed use sites – i.e. housing but where may also contain community, or commercial buildings etc
- Development agreements and land purchases.
- Associated civil engineering and Infrastructure works – where required for development of the site
- Site demolition and clearance



The tender was carried out in strict accordance with the UK public sector procurement rules. Places on the framework were awarded to 22 different suppliers in six workstreams and across three regional lots.

The term of the framework is from **5th September 2022 to 4th September 2027**. However, individual call-off projects can be completed beyond the four-year duration of the framework if the call off contract is awarded prior to the framework expiry date.

LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services LHC is committed to delivering tangible social value and community benefits that meet local and regional needs. LHC work with our clients and Appointed Companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

LHC has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework LHC will work with clients and Appointed Companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.

ABOUT THIS FRAMEWORK
WORKSTREAM OPTIONS

Workstream 1 – Low Rise Housing up to 11m floor height

Encompasses all low rise housing up to 11m in height but typically up to 4 storeys high – houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed used sites.

Six project value bands:	
£0 - £2m Build only	
£0 - £2m Design and Build	
£2m - £5m	£5m - £10m
£10m - £20m	over £20m

Workstream 2 – Construction of Independent, Assisted and Residential Care Housing

Covers the provision of specialist housing including Care Homes, Extra Care Housing, Sheltered Housing and Assisted Living Housing

Two project value bands:
up to £10m
over £10m

Workstream 3 – Medium to High Rise Developments with floor heights above 11m

Covers projects for Medium to High rise developments with floor heights above 11m covering (but not limited to) flats/apartments, key worker accommodation and mixed use projects.

Two project value bands:
up to £10m
over £10m

Workstream 4 – Refurbishment, Conversions, Extensions and Adaptations

Allows for a variety of projects including (but not limited to) the following types of projects:

- Refurbishment of individual properties
- Extensions and upgrades of existing properties for adaptations
- Extension of existing buildings
- 'Room on the roof' adaptations
- Conversion of commercial properties to residential use
- Adaptations of existing areas within residential properties (e.g. conversion of public areas to flats, infill projects, garage conversions etc)

Two project value bands:
up to £2m
over £2m

Workstreams 1 - 4
Where required associated groundworks, demolition works and other associated works can be included in a call off project.

ABOUT THIS FRAMEWORK
WORKSTREAM OPTIONS CONTINUED

Workstream 5 – Groundworks and Site Preparation for New Build Housing Projects

The scope of Workstream 5 has been designed to allow for the procurement of the following works as standalone works:

- Site set up
- Retaining walls
- Drainage and services
- Site hoarding
- Temporary service to site
- Associated works
- Adoptable roadways
- Street lights
- Main foul and surface water drainage
- Civils work that may be required
- Ground stabilisation
- Geotechnical and exploratory ground investigation and surveys

One project value band:
up to £2m

Workstream 6 – Demolition, Decontamination and Associated Site Enabling Works

The scope of Workstream 6 includes the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services
- Separation from existing buildings
- Decontamination
- Ground improvement and/or compaction
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

Two project value bands:
up to £750k
over £750k

Workstream Super Lots

Under each workstream a Super Lot is operated where a client may carry out a mini competition to all other companies within the workstream if they do not receive sufficient expressions of interest from those companies within their region (subject to restrictions).



TENDER AND EVALUATION PROCESS
CONTINUED

This Framework was Tendered via a two stage Restricted Procedure with an initial Selection Questionnaire stage followed by shortlisted tenderers being invited to submit an Invitation to Tender (ITT) response.

Selection Questionnaire Documents & Evaluation

Applicants were required to complete the standard Selection Questionnaire which included:

Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of this check were assessed on a pass/fail basis.

In addition to the financial stability assessment, applicants were assessed on their average turnover for the past 4 years by comparison to the minimum turnover requirements for the lots they have applied for. The minimum annual turnover requirements for each workstream are as follows:

Workstream 1 - Low Rise Housing up to 11m Floor Height

Lot	Description	Minimum Turnover
1/2	£0 - £2m	£3.5m
3	£2m - £5m	£7m
4	£5m - £10m	£15m
5	£10m - £20m	£35m
6	£20m +	£60m

Workstream 2 - Construction of Independent, Assisted, and Residential Care Housing

Lot	Description	Minimum Turnover
7	£0 - £10m	£15m
8	£10m +	£35m

Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m

Lot	Description	Minimum Turnover
9	£0 - £10m	£15m
10	£10m	£35m

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptations

Lot	Description	Minimum Turnover
11	£0 - £2m	£3.5m
12	£2m +	£6m

TENDER AND EVALUATION PROCESS
CONTINUED

Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects

Lot	Description	Minimum Turnover
13	£0 - £2m	£3.5m

Workstream 6 – Demolition, Decontamination and Associated Site Enabling Works

Lot	Description	Minimum Turnover
15	£0 - £2m	£3.5m
16	£2m +	£6m

Accreditations and Certifications

Applicants must provide evidence they have in place the relevant **health and safety, environmental, equality, warranties and quality systems** listed below to be considered eligible for the Framework.

Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with ISO 45001 (or equivalent).

Compliance with Equality Act 2010

Applicants were required to evidence through several confirmatory statements that they are compliant with the Equality Act 2010 and have robust measures in place to promote equality and diversity within their organisation.

Warranties

Applicants were required to offer a minimum 10-year warranty for all new build projects via NHBC or equivalent body. A 12-year warranty may be required by clients for rental properties.

Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent).

Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent)



TENDER AND EVALUATION PROCESS
CONTINUED

Minimum Insurance Cover

Throughout the duration of the framework Applicants are required to have the minimum levels of insurance to be considered as set out in the table below.

Workstream 1 - Low Rise Housing up to 11m Floor Height

Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
1/2	£0 - £2m	£5m	£5m	£2m	£2m
3	£2m - £5m	£10m	£10m	£2m	£2m
4	£5m - £10m	£10m	£10m	£2m	£5m
5	£10m - £20m	£20m	£20m	£5m	£5m
6	£20m +	£20m	£20m	£10m	£10m

Workstream 2 - Construction of Independent, Assisted, and Residential Care Housing

Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
7	£0 - £10m	£10m	£10m	£5m	£5m
8	£10m +	£20m	£20m	£10m	£10m

Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m

Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
9	£0 - £10m	£10m	£10m	£5m	£5m
10	£10m +	£20m	£20m	£10m	£10m

Workstream 4 – Refurbishment, Conversions, Extensions and Adaptations

Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
11	£0 - £2m	£5m	£2m	£2m	£2m
12	£2m +	£5m	£5m	£5m	£5m

Workstream 5 – Groundworks and Site Preparation for New Build Housing Projects

Lot	Description	Employers Liability	Public Liability	Professional Indemnity
13	£0 - £2m	£5m	£5m	£2m

TENDER AND EVALUATION PROCESS
CONTINUED

Workstream 6 – Demolition, Decontamination and Associated Site Enabling Works

Lot	Description	Employers Liability	Public Liability	Professional Indemnity
15	£0 - £2m	£5m	£5m	£2m
16	£2m +	£10m	£10m	£5m

Stage 1: SQ – Prequalification Stage

Applicants were required to obtain a quality score of 50% or above to progress to the ITT stage.

40% - Technical quality questions

40% - Three relevant case studies

20% - Regional capability questions

Stage 2: Invitation to Tender (ITT)

The ITT evaluation process comprised two main elements, requiring tenderers to respond to technical and quality questions and to complete a pricing schedule.

The ITT assessment weighting is 80/20 Quality/Price criteria with the sum of both scores establishing the Most Economically Advantageous Tenders (MEAT).

Quality Weighting 80%

General Quality Questions	20%
Lot Specific Technical Questions	40%
Regional Capability Questions – LHC Lifetime Values	20%

Price Weighting 20%

Workstream 1	
Construction Scenario	7.5%
New Build Management Fees JCT Contracts	5.0%
New Build Management Fees NEC Contracts	5.0%
New Build Management Fees Other Type of Contract	2.5%
Workstreams 2 - 6	
New Build Management Fees JCT Contracts	7.5%
New Build Management Fees NEC Contracts	7.5%
New Build Management Fees Other Type of Contract	5.0%

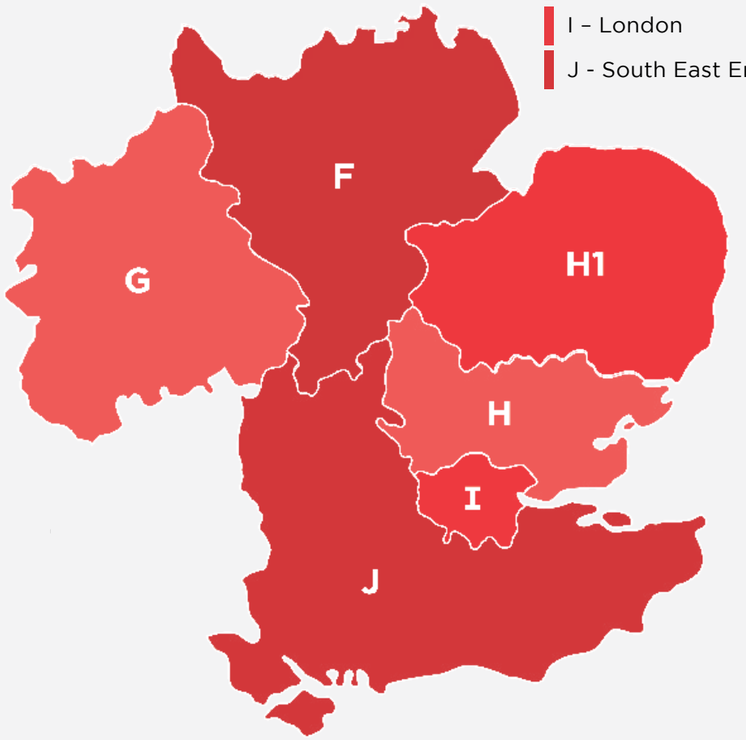


80% Quality | **20% Price**

APPOINTED COMPANIES
REGION COVERAGE

Areas across Midlands, London and the South East of England

- G - West Midlands
- F - East Midlands
- H1 - East Anglia
- H - Bedfordshire & Hertfordshire & Essex
- I – London
- J - South East England



Please contact the Midlands, London and South East team to find out which regional lot/s each supplier has been awarded onto.

APPOINTED COMPANIES
ACROSS MIDLANDS, LONDON AND SOUTH EAST OF ENGLAND

Workstream 1 - Low Rise Housing up to 11m Floor Height

- Chartway Group
- Bugler Developments
- Neilcott
- Vistry Partnerships
- Guildmore
- Feltham Construction
- Deeley
- Jerramfalkus
- Oakwood Building Contractors
- Higgins Partnerships
- Hill The Hill Group
- Durkan

Workstream 2 - Construction of Independent, Assisted, and Residential Care

- Carter
- Feltham Construction
- Deeley
- Jerramfalkus
- Vistry Partnerships
- Neilcott
- Durkan
- Hill The Hill Group
- Mulalley

APPOINTED COMPANIES
CONTINUED

Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m

bugler DEVELOPMENTS
CARTER
Jerramfalkus
Vistry Partnerships
GUILDMORE
NEILCOTT
MULALLEY
DURKAN
Higgins PARTNERSHIPS
Hill The Hill Group

Workstream 4 – Refurbishment, Conversions, Extensions and Adaptations

DURKAN
CARTER
VINCI FACILITIES BUILDING SOLUTIONS
FELTHAM CONSTRUCTION
MULALLEY
NEILCOTT

APPOINTED COMPANIES
CONTINUED

Workstream 5 – Groundworks and Site Preparation for New Build Housing Projects

OAKWOOD BUILDING CONTRACTORS

Workstream 6 – Demolition, Decontamination and Associated Site Enabling Works

AR Enabling | Deconstruction | Demolition
dsm www.dsmgroup.info decommission / demolish / decontaminate
HUGHES & SALVIDGE The complete demolition solution
Total Reclaims Demolition TRD
econ GROUP
John F Hunt REGENERATION
COLEMAN & COMPANY DEMOLITION | LAND RECLAMATION | BULK EXCAVATION

AWARD OPTION

THE FRAMEWORK ALLOWS CLIENTS THE OPTION OF:

Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the client.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

ELIGIBILITY

LHC is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

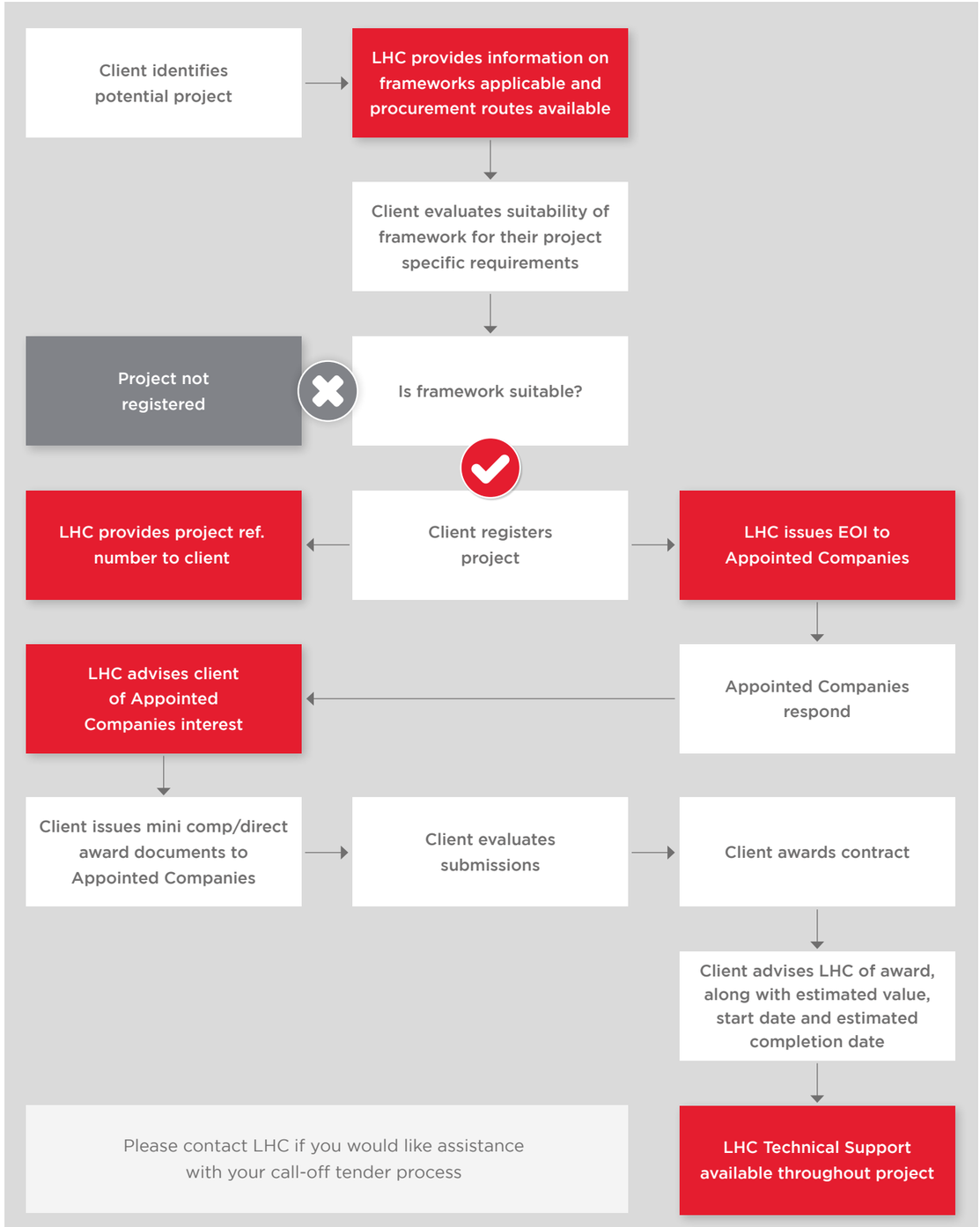
- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- Registered Charities
- Publicly Funded Schools
- Universities and Further Education Establishments
- Colleges
- Police Forces
- Fire and Rescue services
- Health Authorities, Councils, Boards and Trusts

Details of those contracting authorities identified are listed at: lse.lhcprocure.org.uk/who-we-work-with/

GENERAL TERMS AND CONDITIONS

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK



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