

WHOLE HOUSE REFURBISHMENT AND ASSOCIATED WORKS

2ND MARCH 2020 - 1ST MARCH 2024



WH2 FRAMEWORK GUIDE

ABOUT THIS FRAMEWORK

This LHC framework was developed to provide an efficient, value for money procurement route for the delivery of public sector housing refurbishment works.

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules.

Places on the framework were awarded to 16 different suppliers in various workstreams with two value bands and across four regional Lots.

The framework will run for a maximum of four years. However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date. The term of the framework is from **2 March 2020 to 1 March 2024**.



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.

LHC

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FRAMEWORK SCOPE

In order to ensure that Companies invited to submit subsequent Invitations to tender were capable, candidates were asked to submit a Qualitative Capability Questionnaire for each Lot that they applied for that asked them to provide details of either:

Workstream 1 - Whole House Refurbishment Specialisms

Kitchens and Bathrooms

Electrical Works

Landscaping

Painting & Decorating

Workstream 2 - Multi-Disciplinary Works

As well as the specialist works listed in Workstream 1 this workstream is for the delivery of a wide range of whole house refurbishment works including any of the following additional works:

- > Heating and electrical
- > Disabled adaptations
- > Supply, renewal of gas fired central heating and upgrading of boilers
- > Electric heating installations
- > Roofing
- > Electrical wiring
- > Cladding
- > Renewal of windows and doors, including fire doors
- > Fire detection, suppression systems, and sprinklers

Please read the ITT service specifications (Section C) for more details on the works provided as part of this framework. These specifications are available on request.



AWARD OPTIONS

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)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities

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

Accessing the Framework

Companies appointed to LHC frameworks are required to pay a small percentage ('the levy') of the total value of every invoice submitted to clients and to submit quotations to clients that are inclusive of the levy. As a not-for-profit organisation, LHC returns surplus levy income to our clients to support social value initiatives in the local communities they serve.

General Terms and Conditions

LHC uses the FAC1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC1 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 FAC1 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.

APPOINTED COMPANIES WORKSTREAMS

INNER LONDON WEST

INNER LONDON EAST

OUTER LONDON EAST & NORTH EAST

OUTER LONDON SOUTH

OUTER LONDON WEST & NORTH WEST

WORKSTREAM 1

£250,000 to £2million (Lot 1)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Arc Group London	GreyLine Builders	Arc Group London	Arc Group London
GreyLine Builders	Novus Property Solutions	CLC Contractors	GreyLine Builders
Ian Williams		GreyLine Builders	Ian Williams
Mears		Novus Property Solutions	Mulalley & Company
R Benson Property Maintenance		OpenView Security Solutions	Ser Contractor
Ser Contractor		R Benson Property Maintenance	Trident Maintenance Services

£250,000 to £2million (Lot 2)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Arc Group London	GreyLine Builders	Arc Group London	Arc Group London
GreyLine Builders	Novus Property Solutions	CLC Contractors	GreyLine Builders
Ian Williams		GreyLine Builders	Ian Williams
Mears		Novus Property Solutions	Mulalley & Company
R Benson Property Maintenance		OpenView Security Solutions	Ser Contractor
Ser Contractor		R Benson Property Maintenance	Trident Maintenance Services

£250,000 to £2million (Lot 3)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Arc Group London	GreyLine Builders	Arc Group London	Arc Group London
GreyLine Builders	Novus Property Solutions	CLC Contractors	GreyLine Builders
Ian Williams		GreyLine Builders	Ian Williams
Mears		Novus Property Solutions	Mulalley & Company
R Benson Property Maintenance		OpenView Security Solutions	Ser Contractor
Ser Contractor		R Benson Property Maintenance	Trident Maintenance Services

£250,000 to £2million (Lot 4)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Arc Group London	GreyLine Builders	Arc Group London	Arc Group London
GreyLine Builders	Novus Property Solutions	CLC Contractors	GreyLine Builders
Ian Williams		GreyLine Builders	Ian Williams
Mears		Novus Property Solutions	Mulalley & Company
R Benson Property Maintenance		OpenView Security Solutions	Ser Contractor
Ser Contractor		R Benson Property Maintenance	Trident Maintenance Services

£250,000 to £2million (Lot 5)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Arc Group London	GreyLine Builders	Arc Group London	Arc Group London
GreyLine Builders	Novus Property Solutions	CLC Contractors	GreyLine Builders
Ian Williams		GreyLine Builders	Ian Williams
Mears		Novus Property Solutions	Mulalley & Company
R Benson Property Maintenance		OpenView Security Solutions	Ser Contractor
Ser Contractor		R Benson Property Maintenance	Trident Maintenance Services

APPOINTED COMPANIES WORKSTREAMS

WORKSTREAM 1

£1.5 to £5million (Lot 6)

Kitchens & Bathrooms	Painting & Decorating
Amber Construction Services	AD Construction Group
DURKAN	Ian Williams
EQUANS	
Mulalley & Company	
Osborne Property Services	
United Living (South)	

£1.5 to £5million (Lot 7)

Kitchens & Bathrooms	Painting & Decorating
DURKAN	AD Construction Group
EQUANS	Ian Williams
Ian Williams	
Mulalley & Company	
Osborne Property Services	
United Living (South)	

£1.5 to £5million (Lot 8)

Kitchens & Bathrooms	Painting & Decorating
Amber Construction Services	AD Construction Group
DURKAN	Ian Williams
EQUANS	
Mulalley & Company	
Osborne Property Services	
United Living (South)	

£1.5 to £5million (Lot 9)

Kitchens & Bathrooms	Painting & Decorating
Amber Construction Services	AD Construction Group
DURKAN	Ian Williams
EQUANS	
Mulalley & Company	
Osborne Property Services	
United Living (South)	

£1.5 to £5million (Lot 10)

Kitchens & Bathrooms	Painting & Decorating
Amber Construction Services	AD Construction Group
DURKAN	Ian Williams
EQUANS	
Mulalley & Company	
Osborne Property Services	
United Living (South)	

WORKSTREAM 2

£250k to £2million (Lot 11)

Multi-Disciplinary	Multi-Disciplinary
Arc Group London	EQUANS
Etec Contract Services	GreyLine Builders
GreyLine Builders	Masher Brothers
Ian Williams	Morgan Sindall Property Services
Masher Brothers	Mulalley & Company
OpenView Security Solutions	United Living (South)

£1.5 to £5million (Lot 16)

£250k to £2million (Lot 12)

Multi-Disciplinary	Multi-Disciplinary
Arc Group London	EQUANS
Etec Contract Services	GreyLine Builders
GreyLine Builders	Masher Brothers
Ian Williams	Morgan Sindall Property Services
Masher Brothers	Mulalley & Company
OpenView Security Solutions	United Living (South)

£1.5 to £5million (Lot 17)

£250k to £2million (Lot 13)

Multi-Disciplinary	Multi-Disciplinary
Arc Group London	EQUANS
Etec Contract Services	GreyLine Builders
GreyLine Builders	Masher Brothers
Ian Williams	Morgan Sindall Property Services
Masher Brothers	Mulalley & Company
OpenView Security Solutions	United Living (South)

£1.5 to £5million (Lot 18)

£250k to £2million (Lot 14)

Multi-Disciplinary	Multi-Disciplinary
Arc Group London	EQUANS
Etec Contract Services	GreyLine Builders
GreyLine Builders	Masher Brothers
Ian Williams	Morgan Sindall Property Services
Masher Brothers	Mulalley & Company
OpenView Security Solutions	United Living (South)

£1.5 to £5million (Lot 19)

£250k to £2million (Lot 15)

Multi-Disciplinary	Multi-Disciplinary
Arc Group London	EQUANS
Etec Contract Services	GreyLine Builders
GreyLine Builders	Masher Brothers
Ian Williams	Morgan Sindall Property Services
Masher Brothers	Mulalley & Company
OpenView Security Solutions	United Living (South)

£1.5 to £5million (Lot 20)

£5million+ (Lot 21)

Multi-Disciplinary	
EQUANS	Morgan Sindall Property Services
Mulalley & Company	Wates Construction
United Living (South)	DURKAN

LONDON

TENDER AND EVALUATION PROCESS

This was a two stage Restricted Tender, 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 PAS 91 Selection Questionnaire which included:

- > **Mandatory Questions** - Including grounds for exclusion of applicants based on criminal convictions and the non-payment of taxes, insolvency, professional misconduct and non-payment of social security contributions.
- > **Minimum Insurance Cover** - Minimum of £5 million insurance cover for Public Liability, Employees Liability and Professional Indemnity.
- > **Financial Due Diligence** - Applicants were assessed on their turnover and Credit Safe financial assessment score. The results of this check were assessed on a pass/fail basis.

Selection Questionnaire Documents & Evaluation

Applicants were required to obtain a quality score of over 60% to progress to the ITT stage.

- | | | | |
|-------------------------------|-----|----------------------|-----|
| > three relevant case studies | 30% | > social value | 20% |
| > technical capability | 30% | > project resourcing | 20% |

ITT Documentation

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 **60/40** Quality/Price criteria with the sum of both scores establishing the Most Economically Advantageous Tenders (**MEAT**).



Technical and Quality Questions

Tenderers provided written statements and evidence of their technical ability to provide the works as outlined in the service specifications for Workstream 1 (Specialist Services) and Workstream 2 (Multi-disciplinary). The Specification document (Section C) details the works and services to be delivered through the Framework Agreement. The service specifications and pricing schedules are based on the M3NHF specifications for Planned Maintenance & Property Reinvestment Works version 7. A pdf copy of the NHF service specifications and pricing schedules were provided as part of the tender documents.

The Technical/Quality questions in the ITT are as follows and comprise a total weighting of **60%**:

- | | | | |
|---------------------|-----|-----------------------|----|
| > Project Resources | 10% | > Defects Resolution | 7% |
| > Safe Working | 10% | > Contract Management | 7% |
| > Customer Care | 10% | > Social Value | 6% |
| > CDM Compliance | 10% | | |

Pricing Schedule

M3NHF schedule of rates version 7 has been used as the baseline for pricing this framework agreement. However other elements of pricing have been weighted and scored to comprise the total pricing weighting of **40%**, these are:

- | | |
|--|-----|
| > Profits, overheads and preliminary costs | 20% |
| > NHF rates and regional uplift | 10% |
| > Scenario price | 10% |

All prices offered for all items are the companies' maximum rates they can charge under this framework agreement. All prices on the framework are subject to an annual uplift to allowable fluctuation adjustments taken from the construction output Price Index (OPI 2015=100 series) Housing Repairs and Maintenance as published by the Office of National Statistics.

A copy of the full evaluation report is available on request.

Community Benefits

The appointed suppliers' commitment to social value was evaluated during the tender process but LHC encourage clients to include requirements for community benefits projects and social value initiatives in their call-off contracts.

Procurement and Project Support

LHC are able to provide procurement advice and technical support relating to your project requirements. We can assist you at various stages from inception to completion.

Talk to our team if you would like help with any of the following :

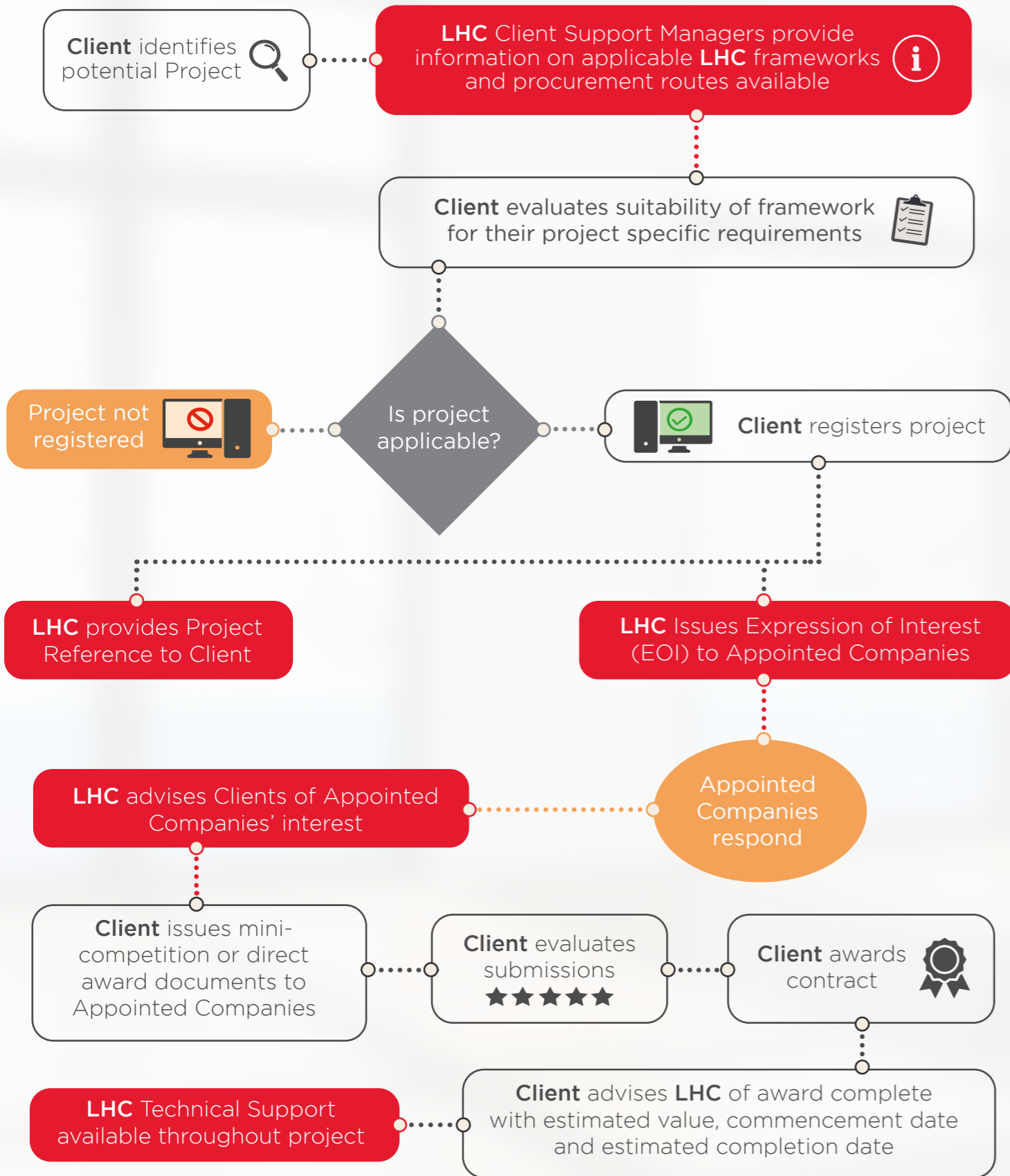
- > Project specifications, adhering to regulations and standards
- > Assisting with pre-contract surveying duties, visiting site, taking measures etc.
- > Creating schedules of work for projects
- > CDM advice. e.g. risk register, notifiable projects (F10), appointment of Principal Designer
- > Planning and Building Regulations advice including self-certification schemes
- > Contractual advice, e.g. measured term v lump sum
- > Independent evaluation of tenders as part of your client team
- > Post-tender mathematical checks to ensure price validity
- > Price validations, verifying prices against framework rates
- > Attendance at prestart meetings and subsequent project monitoring
- > Interventions should contractors not perform

For lower value works refer to our Whole House Refurbishment Dynamic Purchasing System (DPS)

The DPS will generally apply to minor building works projects valued up to £500k per project.

For details of the DPS and all of our other frameworks see our website: lse.lhcprocure.org.uk/DPS/

THE PROCESS OF USING OUR FRAMEWORK




LOT INDEX WHICH LOT AM I IN?

Camden City of London Westminster Hammersmith and Fulham Kensington and Chelsea Wandsworth	Inner London West
Hackney Newham Tower Hamlets Haringey Islington Lewisham Southwark Lambeth	Inner London - East
Bexley Greenwich Barking & Dagenham Havering Redbridge Waltham Forest Enfield	Outer London - East and North East
Bromley Croydon Merton, Kingston upon Thames Sutton	Outer London - South
Barnet Brent Ealing Harrow Hillingdon Hounslow Richmond upon Thames	Outer London - West and North West
Inner London West UK13 Inner London - East UK14 Outer London - East and North East UK15 Outer London - South UK16 Outer London - West and North West	London





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