

WHOLE HOUSE REFURBISHMENT AND ASSOCIATED WORKS

2ND MARCH 2020 - 1ST MARCH 2024



Trusted procurement for better buildings and homes

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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- 🄰 @lhcprocurement
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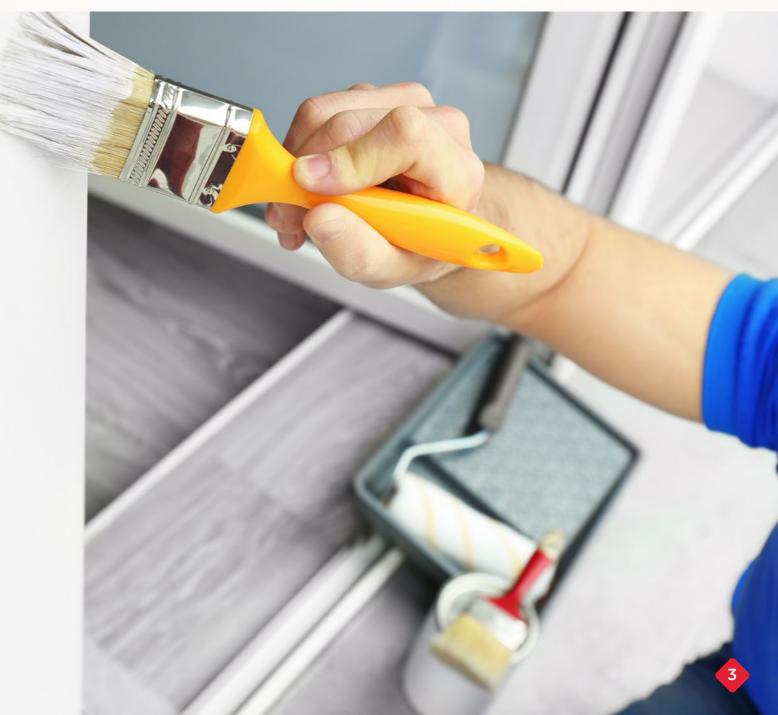
ABOUT THIS FRAMEWORK

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**.



FRAMEWORK SCOPF

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



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
- heating and upgrading of boilers
- > Electric heating installations

- > Electrical wiring
- > Cladding
- > Renewal of windows and doors, including fire doors
- > Fire detection, suppression systems,

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



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

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.



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.

- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities



APPOINTED COMPANIES WORKSTREAM 1

£250,000 to £2million (Lot 31)			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Amber Construction Services	Novus Property Solutions	Arc Group London	Arc Group London
CLC Contractors		CLC Contractors	Axis Europe plc
Etec Contract Services		Novus Property Solutions	CLC Contractors
lan Williams		OpenView Security Solutions	Etec Contract Services
Mears		Pilon	Ian Williams
R Benson Property Maintenance		R Benson Property Maintenance	Novus Property Solutions
	Amber Construction Services CLC Contractors Etec Contract Services Ian Williams Mears	Kitchens & BathroomsLandscapingAmber Construction ServicesNovus Property SolutionsCLC ContractorsEtec Contract ServicesIan WilliamsIan Services	Kitchens & BathroomsLandscapingElectrical WorksAmber Construction ServicesNovus Property SolutionsArc Group LondonCLC ContractorsCLC ContractorsCLC ContractorsEtec Contract ServicesNovus Property SolutionsOpenView Security SolutionsIan WilliamsOpenView Security SolutionsPilon

[£250,000 to	£2million (Lot 32)———	
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Amber Construction Services	Novus Property Solutions	CLC Contractors	Axis Europe plc
CLC Contractors		NKS Contracts (Central)	CLC Contractors
lan Williams		Novus Property Solutions	Etec Contract Services
Mears		OpenView Security Solutions	Ian Williams
NKS Contracts (Central)		Pilon	Novus Property Solutions
R Benson Property Maintenance	e	R Benson Property Maintenance	Trident Maintenance Services

£250,000 to	£2million (Lot 22) ———	
Landscaping	Electrical Works	Painting & Decorating
Novus Property Solutions	Arc Group London	Arc Group London
	CLC Contractors	CLC Contractors
	Novus Property Solutions	Etec Contract Services
	OpenView Security Solutions	Mulalley & Company
e	Pilon	Novus Property Solutions
	R Benson Property Maintenance	
	Landscaping Novus Property Solutions	Novus Property Solutions CLC Contractors Novus Property Solutions OpenView Security Solutions Pilon

		£250,000 to :	£2million (Lot 33)———	
	Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
ш	CLC Contractors	Novus Property Solutions	CLC Contractors	CLC Contractors
HOM	Etec Contract Services		NKS Contracts (Central)	Etec Contract Services
ΞË	lan Williams		Novus Property Solutions	lan Williams
NN LA	Mears		OpenView Security Solutions	Novus Property Solutions
E DO	NKS Contracts (Central)		Pilon	
MES C	R Benson Property Maintenance	5	R Benson Property Maintenance	

£1.5 to £5million (Lot 34)	
Kitchens & Bathrooms	
EQUANS	ND
Mulalley & Company	ENGLAND
Osborne Property Services	5 NG
TSG Building Services plc	
United Living (South)	ERN
	Ξ
Painting & Decorating	no
AD Construction Group	SC

AD Construction Group

£1.5 to £5million (Lot 35)

Kitchens & Bathrooms EQUANS

AD Construction Group

Mi-space (UK) Osborne Property Services TSG Building Services plc

United Living (South) Painting & Decorating

£1.5 to £5million (Lot 36)

Kitchens & Bathrooms EQUANS Mi-space (UK)

TSG Building Services plc United Living (South)

WESTERN HOME COUNTIES

Painting & Decorating

AD Construction Group

APPOINTED COMPANIES WORKSTREAM 2

Multi-Disciplinary	7) £1.5 to £5million (Lot 40) Multi-Disciplinary	£5million+ (Lot 43) Multi-Disciplinary
Breyer Group	EQUANS	Breyer Group
Etec Contract Services	Etec Contract Services	EQUANS
an Williams	Mulalley & Company	Mi-space (UK)
Novus Property Solutions	OpenView Security Solutions	United Living (South)
OpenView Security Solutions	United Living (South)	VINCI Facilities
Pilon	Wates Construction	Wates Construction
£250,000 to £2million (Lot 38	8) £1.5 to £5million (Lot 41)	£5million+ (Lot 43)
Multi-Disciplinary	Multi-Disciplinary	Multi-Disciplinary
Etec Contract Services	Breyer Group	Breyer Group
Breyer Group	EQUANS	EQUANS
CLC Contractors	Etec Contract Services	Mi-space (UK)
an Williams	OpenView Security Solutions	United Living (South)
OpenView Security Solutions	United Living (South)	VINCI Facilities
Pilon	Wates Construction	Wates Construction
E250,000 to £2million (Lot 26	6) £1.5 to £5million (Lot 28)	£5million+ (Lot 30)
Multi-Disciplinary	Multi-Disciplinary	Multi-Disciplinary
Arc Group London	DURKAN	Breyer Group
Breyer Group	EQUANS	DURKAN
CLC Contractors	Etec Contract Services	EQUANS
Etec Contract Services	OpenView Security Solutions	Mulalley & Company
OpenView Security Solutions	United Living (South)	United Living (South)
Pilon	Wates Construction	VINCI Facilities
£250,000 to £2million (Lot 39	9) £1.5 to £5million (Lot 42)	
Multi-Disciplinary	Multi-Disciplinary	
Breyer Group	Breyer Group	
Etec Contract Services	EQUANS	Northern &
	Etec Contract Services	Eastern Home
an Williams		Western Counties
	OpenView Security Solutions	
Novus Property Solutions	OpenView Security Solutions United Living (South)	Home
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Novus Property Solutions	· · ·	Home
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Novus Property Solutions OpenView Security Solutions Pilon	United Living (South) Wates Construction	Southern South East
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Novus Property Solutions OpenView Security Solutions Pilon For lower value works refer Refurbishment Dynamic Pu	United Living (South) Wates Construction to our Whole House rchasing System (DPS) to minor building works	Southern England
Novus Property Solutions OpenView Security Solutions Pilon For lower value works refer Refurbishment Dynamic Pul The DPS will generally apply	United Living (South) Wates Construction to our Whole House rchasing System (DPS) to minor building works of per project.	Southern South East
Novus Property Solutions OpenView Security Solutions Pilon For lower value works refer Refurbishment Dynamic Put The DPS will generally apply projects valued up to £500k	United Living (South) Wates Construction to our Whole House rchasing System (DPS) to minor building works per project.	Southern England

£250,000 to £2million (Lot 3		£5million+ (Lot 43)
Multi-Disciplinary	Multi-Disciplinary	Multi-Disciplinary
Breyer Group	EQUANS	Breyer Group
Etec Contract Services	Etec Contract Services	EQUANS
lan Williams	Mulalley & Company	Mi-space (UK)
Novus Property Solutions	OpenView Security Solutions	United Living (South)
OpenView Security Solutions	United Living (South)	VINCI Facilities
Pilon	Wates Construction	Wates Construction
£250,000 to £2million (Lot 3	58) £1.5 to £5million (Lot 41)	£5million+ (Lot 43)
Multi-Disciplinary	Multi-Disciplinary	Multi-Disciplinary
Etec Contract Services	Breyer Group	Breyer Group
Breyer Group	EQUANS	EQUANS
CLC Contractors	Etec Contract Services	Mi-space (UK)
Ian Williams	OpenView Security Solutions	United Living (South)
OpenView Security Solutions	United Living (South)	VINCI Facilities
Pilon	Wates Construction	Wates Construction
£250,000 to £2million (Lot 2	26) £1.5 to £5million (Lot 28)	£5million+ (Lot 30)
Multi-Disciplinary	Multi-Disciplinary	Multi-Disciplinary
Arc Group London	DURKAN	Breyer Group
Breyer Group	EQUANS	DURKAN
CLC Contractors	Etec Contract Services	EQUANS
Etec Contract Services	OpenView Security Solutions	Mulalley & Company
OpenView Security Solutions	United Living (South)	United Living (South)
Pilon	Wates Construction	VINCI Facilities
£250,000 to £2million (Lot 3	(42) £1.5 to £5million (Lot 42)	
Multi-Disciplinary	Multi-Disciplinary	
Breyer Group	Breyer Group	
Etec Contract Services	EQUANS	Northern &
Ian Williams	Etec Contract Services	Eastern Home
Novus Property Solutions	OpenView Security Solutions	Home Counties
OpenView Security Solutions	United Living (South)	Counties
Pilon	Wates Construction	
		London
For lower value works refe	r to our Whole House	
Refurbishment Dynamic Pu	urchasing System (DPS)	Southern South East
The DPS will generally appl		England England
projects valued up to £500		
		Leve
	all of our other frameworks	
see our website: Ise.Ihcpro	ocure.org.uk/DPS/	

Breyer Group EQUANS Breyer Group Etec Contract Services Etec Contract Services EQUANS an Williams Mulalley & Company Mi-space (UK) Novus Property Solutions United Living (South) VINCI Facilities Pathon Wates Construction Wates Construction E250,000 to £2million (Lot 38) £1.5 to £5million (Lot 41) £5million+ (Lot 43) Multi-Disciplinary Multi-Disciplinary Multi-Disciplinary Edu Contract Services Breyer Group EQUANS CLC Contractors ECO Contract Services Mi-space (UK) an Williams OpenView Security Solutions United Living (South) OpenView Security Solutions United Living (South) VINCI Facilities 2LC Contractors ELC Contract Services Mi-space (UK) an Williams OpenView Security Solutions United Living (South) OpenView Security Solutions United Living (South) VINCI Facilities 2LC Contractors ELEC Contract Services ESmillion + (Lot 30) E250,000 to £2million (Lot 26) £1.5 to £5million (Lot 28) £5million+ (Lot 30) Multi-Disciplinary Multi-Disciplinary Multi-Disciplinary Arc Group London DURKAN EQUANS EQUANS CLC Contract Services <	£250,000 to £2million (Lot		£5million+ (Lot 43)
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DepenView Security Solutions DitedUnited Living (South) Wates ConstructionVINCI Facilities Wates ConstructionE250.000 to E2million (Lot 26)£1.5 to E5million (Lot 28)£5million + (Lot 30)Multi-DisciplinaryMulti-DisciplinaryMulti-DisciplinaryArc Group DepenView Security Solutions DianDURKAN EQUANS Etec Contract Services OpenView Security Solutions DianBreyer Group DURKAN EQUANSE250.000 to E2million (Lot 39)£1.5 to E5million (Lot 42)Breyer Group DURKAN EQUANSE250.000 to E2million (Lot 39)£1.5 to E5million (Lot 42)Multi-DisciplinaryMulti-DisciplinaryWates ConstructionWile ConstructionE250.000 to E2million (Lot 39)£1.5 to E5million (Lot 42)Multi-DisciplinaryMulti-DisciplinaryWates ConstructionNorthern & Eastern Home CountiesE250.000 to E2million (Lot 39)E1.5 to E5million (Lot 42)Multi-DisciplinaryBreyer Group EQUANS Etec Contract Services OpenView Security Solutions Dinied Living (South) Wates ConstructionMoves Property Solutions Dinied Living (South) Wates ConstructionNorthern & Eastern Home CountiesFor lower value works refer to our Whole House Refurbishment Dynamic Purchasing System (DPS) To polse walued up to E500k per project.Southern EnglandFor details of the DPS and all of our other frameworksSouthern frameworks	CLC Contractors	Etec Contract Services	Mi-space (UK)
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NORTHERN & EASTERN HOME

SOUTH EAST ENGLAND



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 guality guestions, 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).

10%

10%

10%

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
- > Safe Working
- > Customer Care
- > CDM Compliance 10%

> Defects Resolution 7% > Contract Management 7% > Social Value 6%

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
- > NHF rates and regional uplift
- > Scenario price

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.

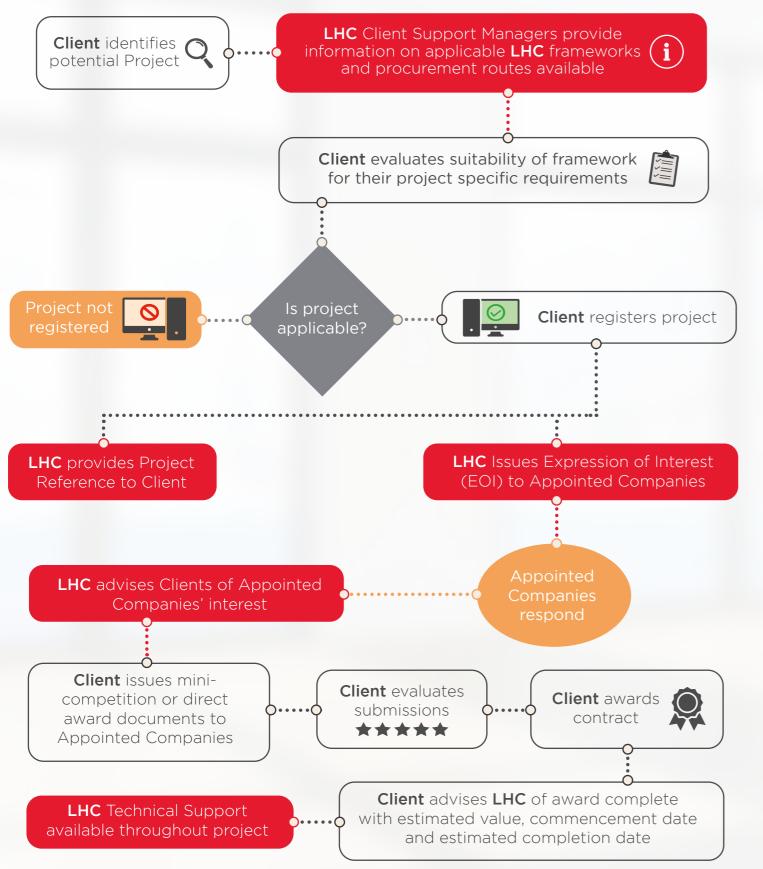
Talk to our team if you would like help with any of the following :

- > 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

20% 10% 10%



THE PROCESS OF USING OUR FRAMEWORK



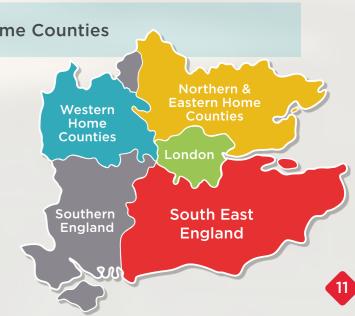
LOT INDEX WHICH LOT AM I IN?

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