

# 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.

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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/](http://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](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# APPOINTED COMPANIES WORKSTREAM 1

# APPOINTED COMPANIES WORKSTREAM 2

SOUTH EAST ENGLAND

SOUTHERN ENGLAND

NORTHERN & EASTERN HOME COUNTIES

WESTERN HOME COUNTIES

SOUTH EAST ENGLAND

£250,000 to £2million (Lot 31)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Amber Construction Services CLC Contractors Etec Contract Services Ian Williams Mears R Benson Property Maintenance	Novus Property Solutions	Arc Group London CLC Contractors Novus Property Solutions OpenView Security Solutions Pilon R Benson Property Maintenance	Arc Group London Axis Europe plc CLC Contractors Etec Contract Services Ian Williams Novus Property Solutions

£250,000 to £2million (Lot 32)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Amber Construction Services CLC Contractors Ian Williams Mears NKS Contracts (Central) R Benson Property Maintenance	Novus Property Solutions	CLC Contractors NKS Contracts (Central) Novus Property Solutions OpenView Security Solutions Pilon R Benson Property Maintenance	Axis Europe plc CLC Contractors Etec Contract Services Ian Williams Novus Property Solutions Trident Maintenance Services

£250,000 to £2million (Lot 22)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Arc Group London CLC Contractors Etec Contract Services Mears R Benson Property Maintenance Ser Contractor	Novus Property Solutions	Arc Group London CLC Contractors Novus Property Solutions OpenView Security Solutions Pilon R Benson Property Maintenance	Arc Group London CLC Contractors Etec Contract Services Mulalley & Company Novus Property Solutions

£250,000 to £2million (Lot 33)

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors Etec Contract Services Ian Williams Mears NKS Contracts (Central) R Benson Property Maintenance	Novus Property Solutions	CLC Contractors NKS Contracts (Central) Novus Property Solutions OpenView Security Solutions Pilon R Benson Property Maintenance	CLC Contractors Etec Contract Services Ian Williams Novus Property Solutions

£1.5 to £5million (Lot 34)

Kitchens & Bathrooms
EQUANS Mulalley & Company Osborne Property Services TSG Building Services plc United Living (South)

Painting & Decorating

AD Construction Group
-----------------------

£1.5 to £5million (Lot 35)

Kitchens & Bathrooms
EQUANS Mi-space (UK) Osborne Property Services TSG Building Services plc United Living (South)

Painting & Decorating

AD Construction Group
-----------------------

£1.5 to £5million (Lot 36)

Kitchens & Bathrooms
EQUANS Mi-space (UK) TSG Building Services plc United Living (South)

Painting & Decorating

AD Construction Group
-----------------------

£250,000 to £2million (Lot 37)

Multi-Disciplinary
Breyer Group Etec Contract Services Ian Williams Novus Property Solutions OpenView Security Solutions Pilon

£1.5 to £5million (Lot 40)

Multi-Disciplinary
EQUANS Etec Contract Services Mulalley & Company OpenView Security Solutions United Living (South) Wates Construction

£5million+ (Lot 43)

Multi-Disciplinary
Breyer Group EQUANS Mi-space (UK) United Living (South) VINCI Facilities Wates Construction

£250,000 to £2million (Lot 38)

Multi-Disciplinary
Etec Contract Services Breyer Group CLC Contractors Ian Williams OpenView Security Solutions Pilon

£1.5 to £5million (Lot 41)

Multi-Disciplinary
Breyer Group EQUANS Etec Contract Services OpenView Security Solutions United Living (South) Wates Construction

£5million+ (Lot 43)

Multi-Disciplinary
Breyer Group EQUANS Mi-space (UK) United Living (South) VINCI Facilities Wates Construction

£250,000 to £2million (Lot 26)

Multi-Disciplinary
Arc Group London Breyer Group CLC Contractors Etec Contract Services OpenView Security Solutions Pilon

£1.5 to £5million (Lot 28)

Multi-Disciplinary
DURKAN EQUANS Etec Contract Services OpenView Security Solutions United Living (South) Wates Construction

£5million+ (Lot 30)

Multi-Disciplinary
Breyer Group DURKAN EQUANS Mulalley & Company United Living (South) VINCI Facilities

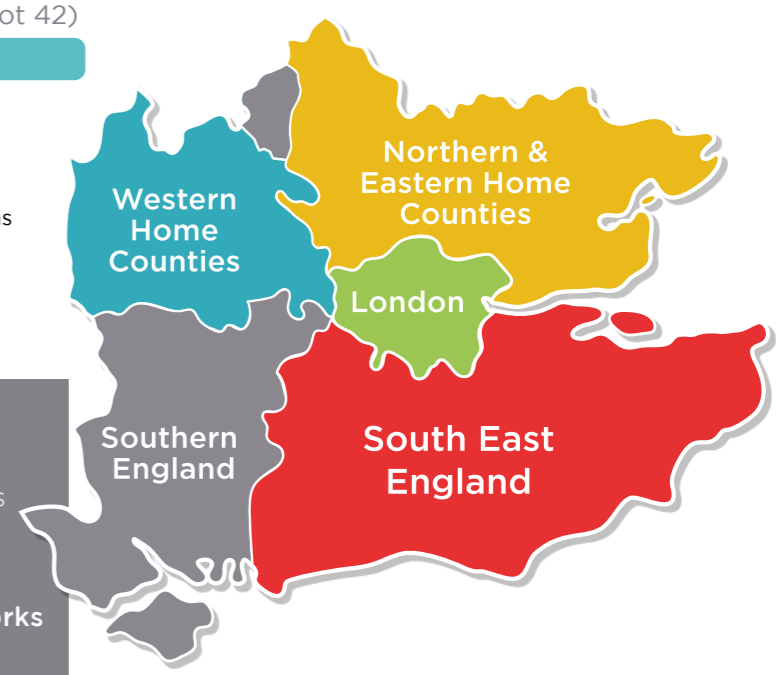
£250,000 to £2million (Lot 39)

Multi-Disciplinary
Breyer Group Etec Contract Services Ian Williams Novus Property Solutions OpenView Security Solutions Pilon

£1.5 to £5million (Lot 42)

Multi-Disciplinary
Breyer Group EQUANS Etec Contract Services OpenView Security Solutions United Living (South) Wates Construction

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/](http://lse.lhcprocure.org.uk/DPS/)



# 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

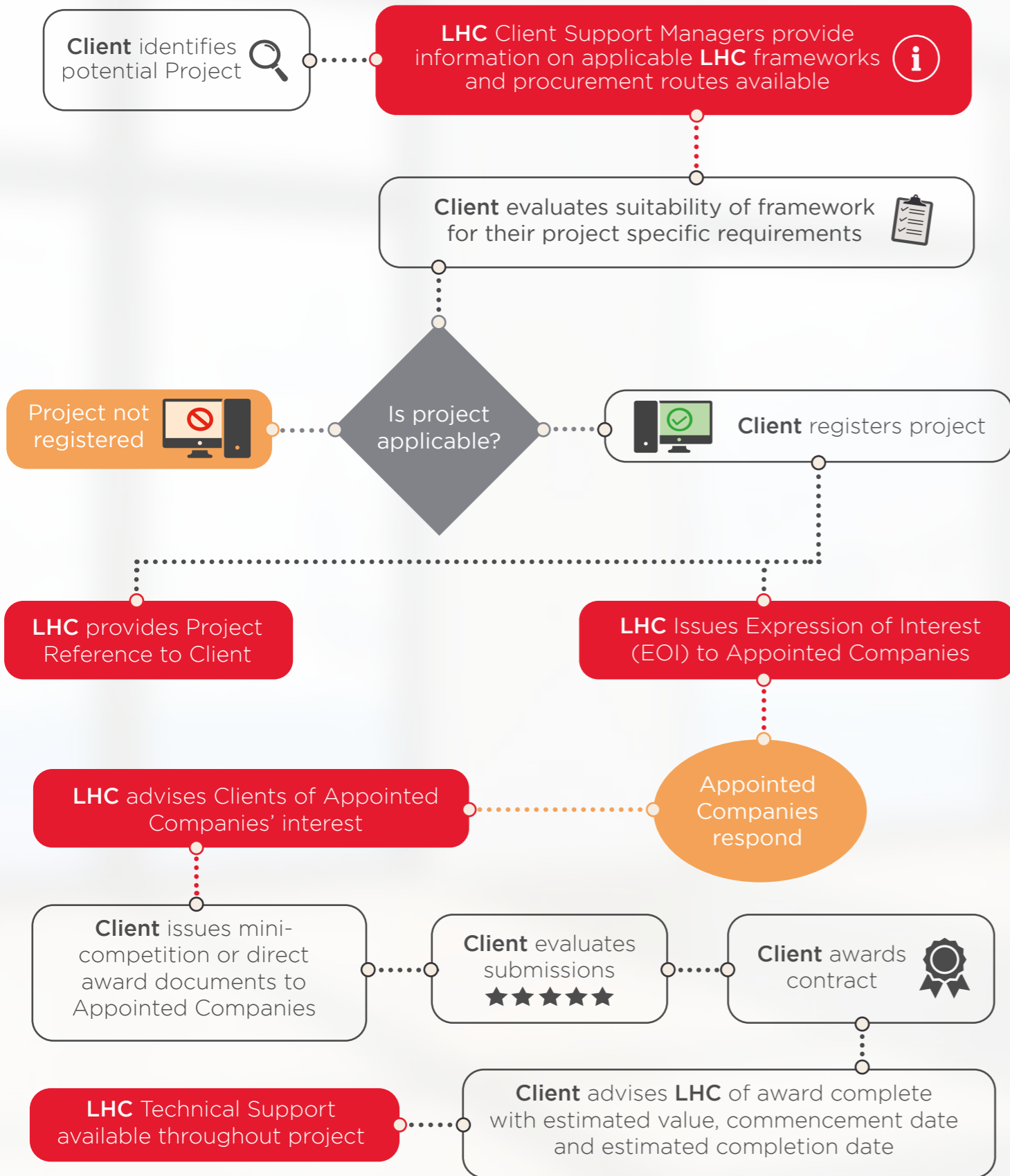
LHC are able to provide procurement advice and technical support relating to your project requirements. We can assist you at various stages from inception to completion.

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



# THE PROCESS OF USING OUR FRAMEWORK




# LOT INDEX WHICH LOT AM I IN?

Bedfordshire & Hertfordshire Luton Hertfordshire Bedford Central Bedfordshire Essex Southend-on-Sea Thurrock Essex Haven Gateway West Essex Heart of Essex Essex Thames Gateway	<b>Northern &amp; Eastern Home Counties</b>
Kent Kent Thames Gateway East Kent Mid Kent West Kent East Sussex West Sussex (South West) West Sussex (North East) Surrey East & West Sussex West Surrey East Surrey	<b>South East England</b>
Hampshire & Isle of Wight South Hampshire Central Hampshire North Hampshire Berkshire Milton Keynes	<b>Southern England</b>
Oxfordshire Buckinghamshire	<b>Western Home Counties</b>





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