





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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## ABOUT THIS FRAMEWORK

CN 2022/S 000-007698, CAN 2022/S 000-024497

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 to source specialist manufacturers for the supply of domestic and inclusive kitchens.

This framework agreement can be used for:



### Residential

- Single occupier and multiple occupier dwellings – houses, flats, and residential including those requiring mobility solutions
- Managed residential blocks
- Common areas of residential blocks
- Low, medium and high-rise residential homes

Note: The kitchen units within this framework are for 'domestic' purposes and not intended to provide full commercial kitchens.



### Non Residential

- Care homes and sheltered accommodation
- Commercial office buildings, central or local housing team offices, halls and day care centres
- Municipal buildings such as libraries, sports halls, museums etc
- Other public buildings such as conference centres and other commercial buildings
- Educational buildings such as universities, schools and colleges
- Research establishments
- Hospitals / hospital-related properties, health centres and GP surgeries
- Emergency services buildings

The tender was carried out in strict accordance with the UK public sector procurement rules. Places on the framework were awarded to five different suppliers and across 11 regional lots.

The term of the framework is from **1st September 2022 to 31st August 2027**. 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.

### 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.

## SPECIFICATION

### KITCHEN STYLES

The specialist manufacturers appointed to this framework offer the following products and services:

#### KITCHEN STYLES

Kitchen units are available in a choice of 3 tiers, Affordable, Premium, and Luxury styles reflecting different cost points to suit the client's environment.

##### Affordable

The affordable range is the most price conscious and commonly supplied/ long running ranges to ensure consistency of supply of replacement units during the typical lifetime of the kitchen. The affordable range will typically contain a limited selection of styles in a number of plain and wood effect designs and no requirements for LED lighting.

##### Premium

The premium range is the mid-range of products and may combine classic designs as well as contemporary / modern designs. Doors selected for this range will be typically laminated in a matte, or gloss finish with a decorative style chamfered face, square edged or decorative moulding such as shaker style. A choice of premium, quality worktop is offered from laminated surfaces to timber block board with matching upstands and backboards. A choice of LED lighting is available.

##### Luxury

The luxury range is the highest range of products offered. These products will include both high quality iterations of classic designs such as panelised or shaker designs but also typically more contemporary / current fashion designs. Doors selected for this range will be typically laminated in a matte, or gloss finish with a decorative style chamfered face, square edged or decorative moulding or an option of solid timber doors. Worktops have a good selection of high-quality laminated finishes, timber blockboard or quartz with matching upstands and backboards. All units will typically have a soft close mechanism on doors and drawer frontals. A choice of LED lighting and concealed lighting strips are available.



## SPECIFICATION

### CONTINUED

#### INCLUSIVE KITCHENS

In addition to the supply of standard domestic kitchens, a range of inclusive kitchens is offered for tenants with additional needs which follows the 3 tier bands above.

These will include worktop adaptations with electrical or mechanical rise and fall capabilities to ensure the end user has maximum functionality. Wall units with variable height access with innovated storage solutions, base units with high line plinths for wheelchair access and lastly energy efficient appropriately rated white goods that are user friendly for tenants with additional support needs.

##### Worktop styles

- Range of 30/40mm moisture resistant worktops
- Alternative options i.e. quartz, laminate and timber
- Rise and fall worktop ranges for inclusive kitchens
- Matching upstands
- Backboards/splashbacks
- Trims and edgings
- All worktops meet the requirements of BS EN 312:2010 (Type P3) and BS EN 6222-3:2017 (Type 1 & Type 2).



##### White Goods

Appointed Companies are required to supply basic white goods and cooking facilities with the relative energy efficiency rating from the 01/03/2021, these are to be of a reputable brand also with the availability of parts in the event of repair.

##### Accessories

Stainless steel sinks with drainers are offered for all ranges and meet the requirements of BS EN 13310:2015. A range of taps are available including monobloc and mixer taps. Taps required for the inclusive kitchen range are long lever with quarter turn taps for easy functionality.



##### Services

- Product design and advice services
- Mood boards and sample products to aid tenant design selection
- Assistance with tenant design choice sessions
- User guide for materials
- Design Surveys and drawings
- Quotations

## APPOINTED COMPANIES

ACROSS MIDLANDS, LONDON AND SOUTH EAST OF ENGLAND

**BENCHMARKX**  
Kitchens and Joinery



paularosa | manhattan

**Richmond**<sup>TM</sup>  
FURNITURE

**Magnet**  
Better. By design

## APPOINTED COMPANIES

REGION COVERAGE

### Areas across Midlands, London and the South East

#### J South East England

- J1 - Berkshire, Buckinghamshire and Oxfordshire
- J2 - Surrey East & West Sussex
- J3 - Hampshire & Isle of Wight
- J4 - Kent

#### I London

- I3 - Inner London West
- I4 - Inner London East
- I5 - Outer London - East & North East
- I6 - Outer London - South
- I7 - Outer London - West & North West

#### H East of England

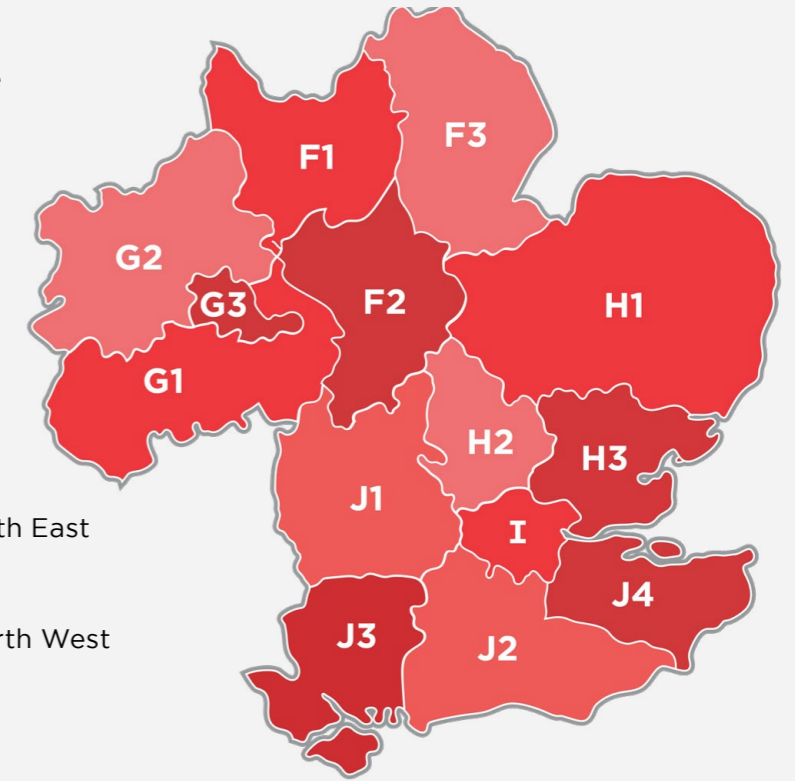
- H1 - East Anglia
- H2 - Bedfordshire & Hertfordshire
- H3 - Essex

#### F East Midlands

- F1 - Derbyshire and Nottinghamshire
- F3 - Lincolnshire
- F2 - Leicestershire, Rutland and Northamptonshire

#### G West Midlands

- G1 - Herefordshire, Worcestershire and Warwickshire
- G2 - Shropshire and Staffordshire
- G3 - West Midlands



# EVALUATION

## CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of the Appointed Companies:

### Financial Due Diligence

Appointed Companies 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 requirement is £300,000.

### Accreditations and Certifications

Appointed Companies provided evidence they have in place the relevant **health and safety, environmental, equality and quality systems** listed below to be considered eligible for the Framework.

#### Environmental Management

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

#### Health and Safety

The Appointed Companies must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with ISO 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

#### Quality Management

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

#### Compliance with Equality Act 2010

Appointed Companies 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

A minimum 5 year warranty is offered on kitchen cabinets/carcass, doors and drawer fronts, worktops, ironmongery and accessories. Clients can request longer warranties at call-off.

### Minimum Insurance Cover

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

Insurance	Value
Employers (Compulsory) Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Product Liability Insurance	£1,000,000

# EVALUATION

## CRITERIA

### Quality Weighting 60%

#### General Technical Capability Questions 30%

##### Technical Quality Questions

- Product design
- Communication
- Quality control and defects resolution
- Business continuity planning
- Replacement of products
- Ranges of products offered

##### Scenario Questions

- Provision of replacement parts
- Kitchen carcass requirement

##### Framework Specific Questions

- Framework management

#### Addressing LHC Lifetime Values 15%

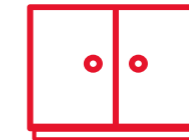
- Recycling and waste management
- Measurement of carbon footprint
- Lifecycle / life costing
- Supply chain
- Requirements for additional support designs

#### Factory Inspections 15%

- Responsible sourcing of component products
- Quality of assembly and consistency of good working practices
- Accuracy of cutting / measurement of timber products
- Quality of fabrication
- Cleanliness of kitchen products during the manufacturing process
- Strength, durability and ease of operation of hardware

### Price Weighting 40%

Scenario Pricing 40%



60%  
Quality

40%  
Price



## CALL-OFF AWARD OPTION

### THE FRAMEWORK ALLOWS PARTNERS 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 Partner.

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

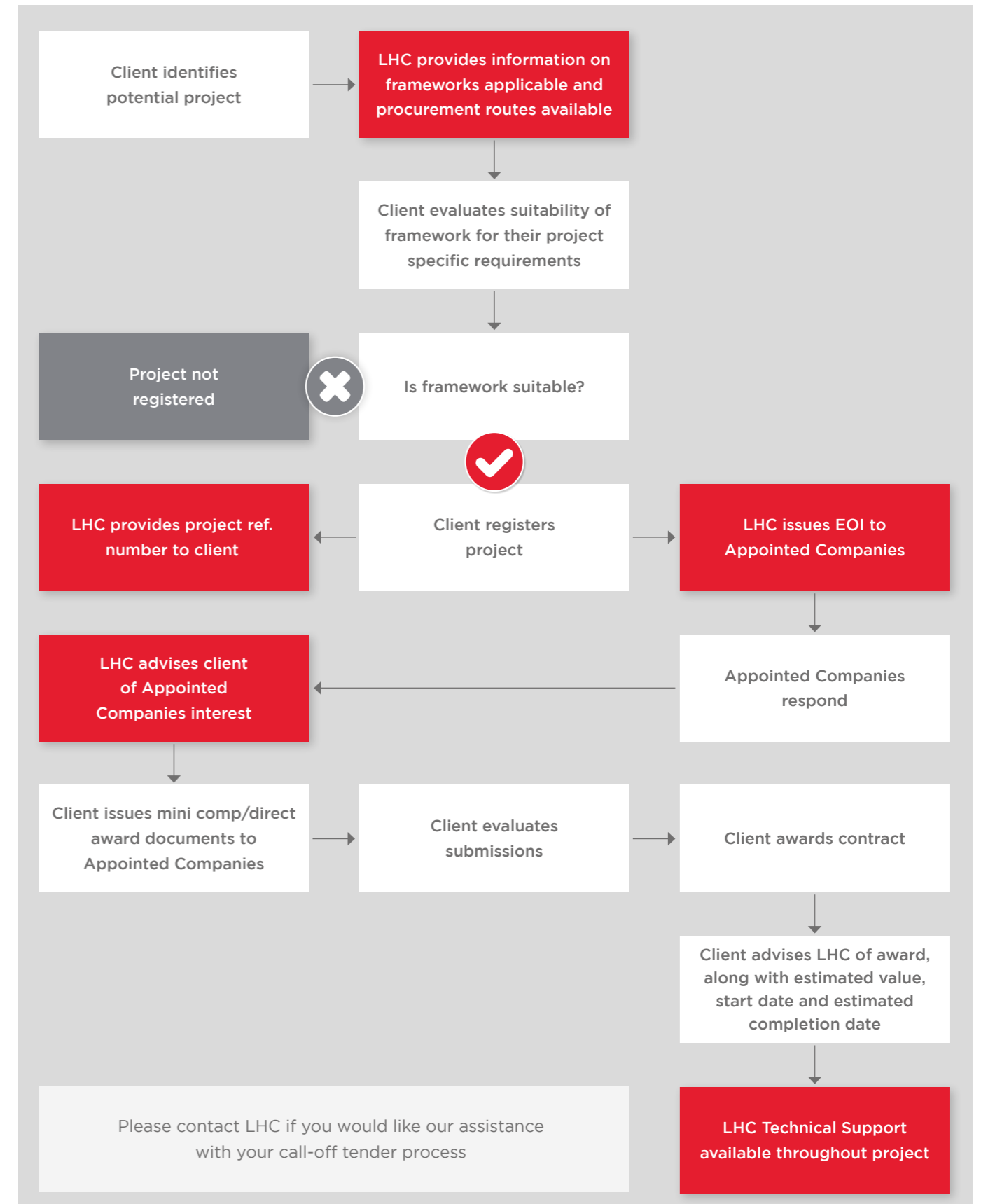
Details of those contracting authorities identified are listed at:  
[lse.lhcprocure.org.uk/who-we-work-with/](http://lse.lhcprocure.org.uk/who-we-work-with/)

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

## THE PROCESS OF USING OUR FRAMEWORK





In association with:

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