



MIDLANDS  
LONDON  
SOUTH EAST

# PUBLIC BUILDINGS CONSTRUCTION AND INFRASTRUCTURE

1ST OCTOBER 2021 TO 30TH APRIL 2027

PB3 FRAMEWORK GUIDE



Improving lives and places  
through quality procurement solutions

[lse.lhcprocure.org.uk](https://lse.lhcprocure.org.uk)

## ABOUT THIS FRAMEWORK

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 construction of new buildings, extensions and refurbishment of public buildings and infrastructure works including:

- > Education buildings
- > Healthcare buildings
- > Emergency services buildings such as fire stations, ambulance stations and police stations
- > Community buildings such as community centres and sports facilities
- > Offices and other buildings for social infrastructure
- > Residential properties when part of a mixed-use development
- > Conversion of commercial buildings for residential use
- > Delivery of student accommodation
- > Associated works that may be required to deliver the types of buildings above or other public buildings
- > Infrastructure works such as bridges, retaining walls, drainage, new roadways etc

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 25 different suppliers in four workstreams and across 11 regional lots.

The term of the framework is from **1st October 2021 to 30th April 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.



Bond Bryan Architects



Bond Bryan Architects

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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# WORKSTREAM OPTIONS

## **Workstream 1 - New Build only**

Covers the provision of extensions and new build works construction projects with a value between £0 and £2 million.

This can also include the refurbishment of existing buildings where required as part of the new build project to interface with an existing building.

Where required associated infrastructure works can be included in a project but standalone infrastructure cannot be delivered through this workstream.

### **Project Value Band**

£0 - £2 million

## **Workstream 3 - New Build and Refurbishment**

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings with a project value of between £2 million and £7 million.

Where required, associated infrastructure works can be included in a project, but standalone Infrastructure cannot be delivered through this workstream.

### **Project Value Band**

£2 million - £7 million

## **Workstream 2 - Refurbishment only**

Covers the provision of specialist refurbishment works to existing building projects with a value of between £0 and £2 million.

### **Project Value Band**

£0 - £2 million



## **Workstream 4 - New Build, Refurbishment and Infrastructure**

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings across three project value bands.

Additionally, this workstream is capable of delivering a variety of standalone infrastructure projects including flood prevention/mitigation, roadways, drainage, bridges, and more.

### **Project Value Bands**

£7 million - £14 million  
£14 million - £25 million  
over £25 million



### **LHC Lifetime Values**

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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. meeting local/regional needs.

# APPOINTED COMPANIES

MIDLANDS, LONDON AND SOUTH EAST



HENRY BROTHERS



# APPOINTED COMPANIES

## MIDLANDS, LONDON AND SOUTH EAST

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m
<b>13 - Inner London West</b>					
Baxall Construction	Baxall Construction	Alcema	Farrans	Farrans	Farrans
Borras Construction	Borras Construction	Baxall Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Neilcott	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
T&B (Contractors)	Neilcott	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
--	--	--	Tilbury Douglas	--	--
--	--	--	Willmott Dixon	--	--
<b>14 - Inner London East</b>					
Baxall Construction	Baxall Construction	Alcema	Farrans	Farrans	Farrans
Borras Construction	Borras Construction	Baxall Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Neilcott	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
T&B (Contractors)	Neilcott	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
--	--	--	Tilbury Douglas	--	--
--	--	--	Willmott Dixon	--	--
<b>15 - Outer London - East &amp; North East</b>					
Baxall Construction	Baxall Construction	Alcema	Farrans	Farrans	Farrans
Borras Construction	Borras Construction	Baxall Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Neilcott	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
T&B (Contractors)	Neilcott	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
--	--	--	Tilbury Douglas	--	--
--	--	--	Willmott Dixon	--	--
<b>16 - Outer London - South</b>					
Baxall Construction	Baxall Construction	Alcema	Farrans	Farrans	Farrans
Borras Construction	Borras Construction	Baxall Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Neilcott	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
T&B (Contractors)	Neilcott	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
--	--	--	Tilbury Douglas	--	--
--	--	--	Willmott Dixon	--	--

\*LISTED ALPHABETICALLY

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m
<b>17 - Outer London - West &amp; North West</b>					
Alcema	BMR Construction	Alcema	Farrans	Farrans	Farrans
BMR Construction	Borras Construction	Baxall Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Borras Construction	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Galliford Try	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
Neilcott	Mulalley	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
T&B (Contractors)	Neilcott	--	Tilbury Douglas	--	--
--	T&B (Contractors)	--	Willmott Dixon	--	--
<b>J1 - Berkshire, Buckinghamshire &amp; Oxfordshire</b>					
Alcema	Alcema	Alcema	Farrans	Farrans	Farrans
Borras Construction	Borras Construction	EW Beard	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	EW Beard	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Neilcott	Galliford Try	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
Stepnell	M & J Group	Stepnell	Neilcott	Willmott Dixon	Willmott Dixon
T&B (Contractors)	Neilcott	Tilbury Douglas	Tilbury Douglas	--	--
--	Stepnell	--	Willmott Dixon	--	--
--	T&B (Contractors)	--	--	--	--
<b>J2 - Surrey East &amp; West Sussex</b>					
Baxall Construction	Baxall Construction	Baxall Construction	Farrans	Farrans	Farrans
Galliford Try	EW Beard	EW Beard	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Neilcott	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Stepnell	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
T&B (Contractors)	Neilcott	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
--	Stepnell	--	Tilbury Douglas	--	--
--	--	--	Willmott Dixon	--	--

\*LISTED ALPHABETICALLY

# APPOINTED COMPANIES

## MIDLANDS, LONDON AND SOUTH EAST

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
			£0 - £2m	£0 - £2m	£2m - £7m
<b>J3 - Hampshire &amp; Isle of Wight</b>					
Alcema	Alcema	Alcema	Farrans	Farrans	Farrans
EW Beard	EW Beard	EW Beard	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Modulek	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
Neilcott	Neilcott	Stepnell	Neilcott	Willmott Dixon	Willmott Dixon
Stepnell	Stepnell	Tilbury Douglas	Tilbury Douglas	--	--
--	--	--	Willmott Dixon	--	--
<b>J4 - Kent</b>					
Alcema	Alcema	Alcema	Farrans	Farrans	Farrans
Baxall Construction	Baxall Construction	Baxall Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
BMR Construction	BMR Construction	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Galliford Try	Galliford Try	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
Neilcott	M & J Group	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
T&B (Contractors)	Mulalley	--	Tilbury Douglas	--	--
--	Neilcott	--	Willmott Dixon	--	--
<b>H2 - Bedfordshire &amp; Hertfordshire</b>					
Alcema	Alcema	Alcema	Farrans	Farrans	Farrans
Borras Construction	Borras Construction	Galliford Try	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Galliford Try	Galliford Try	Tilbury Douglas	Kier Construction	Kier Construction	Kier Construction
Neilcott	M & J Group	Neilcott	Morgan Sindall	Morgan Sindall	Morgan Sindall
Stepnell	Neilcott	Stepnell	Neilcott	Willmott Dixon	Willmott Dixon
T&B (Contractors)	Stepnell	--	--	--	--
--	T&B (Contractors)	--	--	--	--
<b>H3 - Essex</b>					
Alcema	Alcema	Alcema	Farrans	Farrans	Farrans
BMR Construction	BMR Construction	Beardwell Construction	Galliford Try	JJ Rhatigan & Co	JJ Rhatigan & Co
Borras Construction	Borras Construction	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Galliford Try	Galliford Try	T&B (Contractors)	Morgan Sindall	Morgan Sindall	Morgan Sindall
T&B (Contractors)	M & J Group	Tilbury Douglas	Neilcott	Willmott Dixon	Willmott Dixon
--	Mulalley	VINCI	--	--	--
--	T&B (Contractors)	--	--	--	--

\*LISTED ALPHABETICALLY

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
			£0 - £2m	£0 - £2m	£2m - £7m
<b>F1 - Derbyshire &amp; Nottinghamshire</b>					
Alcema	Alcema	Alcema	Farrans	Farrans	Farrans
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Henry Brothers	Henry Brothers	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
R G Carter	M & J Group	Seddon	Morgan Sindall	Willmott Dixon	Willmott Dixon
Seddon	Seddon	Stepnell	Tilbury Douglas	--	--
Stepnell	Stepnell	Tilbury Douglas	--	--	--
<b>F3 - Lincolnshire</b>					
Galliford Try	Alcema	Alcema	Farrans	Farrans	Farrans
Henry Brothers	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	Henry Brothers	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
R G Carter	M & J Group	Stepnell	Morgan Sindall	Willmott Dixon	Willmott Dixon
Stepnell	Stepnell	Tilbury Douglas	Tilbury Douglas	--	--
<b>H1 - East Anglia</b>					
Alcema	Alcema	Beardwell	Farrans	Farrans	Farrans
Beardwell	Beardwell	Conamar	Galliford Try	Kier Construction	Kier Construction
Galliford Try	Galliford Try	Galliford Try	Kier Construction	Morgan Sindall	Morgan Sindall
Henry Brothers	Henry Brothers	Henry Brothers	Morgan Sindall	Willmott Dixon	Willmott Dixon
Modulek	M & J Group	Tilbury Douglas	Tilbury Douglas	--	--
R G Carter	--	VINCI	--	--	--
<b>F2 - Leicestershire, Rutland &amp; Northamptonshire</b>					
Alcema	Alcema	Galliford Try	Galliford Try	Farrans	Farrans
Galliford Try	Galliford Try	Henry Brothers	Kier Construction	Kier Construction	Kier Construction
Henry Brothers	Henry Brothers	Tilbury Douglas	Morgan Sindall	Morgan Sindall	Morgan Sindall
Seddon	M & J Group	Seddon	Tilbury Douglas	Willmott Dixon	Willmott Dixon
Stepnell	Seddon	Stepnell	VINCI	--	--
--	Stepnell	--	--	--	--

\*LISTED ALPHABETICALLY

# APPOINTED COMPANIES

## MIDLANDS, LONDON AND SOUTH EAST

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m
<b>G1 - Herefordshire, Worcestershire &amp; Warwickshire</b>					
Alcema	Alcema	Galliford Try	Galliford Try	Farrans	Farrans
Galliford Try	Galliford Try	Henry Brothers	Kier Construction	Kier Construction	Kier Construction
Henry Brothers	Henry Brothers	Seddon	Morgan Sindall	Morgan Sindall	Morgan Sindall
Seddon	M & J Group	Stepnell	Robertson Group	Willmott Dixon	Willmott Dixon
Stepnell	Seddon	Tilbury Douglas	Tilbury Douglas	--	--
--	Stepnell	--	--	--	--
<b>G2 - Shropshire &amp; Staffordshire</b>					
Alcema	Galliford Try	Galliford Try	Galliford Try	Farrans	Farrans
Galliford Try	Henry Brothers	Henry Brothers	Kier Construction	Kier Construction	Kier Construction
Henry Brothers	Read Construction	Read Construction	Morgan Sindall	Morgan Sindall	Morgan Sindall
Read Construction	Seddon	Seddon	Robertson Group	Willmott Dixon	Willmott Dixon
Stepnell	Stepnell	Stepnell	Tilbury Douglas	--	--
--	--	Tilbury Douglas	--	--	--
<b>G3 - West Midlands</b>					
Alcema	Alcema	Galliford Try	Galliford Try	Farrans	Farrans
Galliford Try	Galliford Try	Henry Brothers	Kier Construction	Kier Construction	Kier Construction
Henry Brothers	Henry Brothers	Seddon	Morgan Sindall	Morgan Sindall	Morgan Sindall
Seddon	M & J Group	Stepnell	Robertson Group	Willmott Dixon	Willmott Dixon
Stepnell	Seddon	Tilbury Douglas	Tilbury Douglas	--	--
--	Stepnell	--	--	--	--

\*LISTED ALPHABETICALLY

# APPOINTED COMPANIES

## REGIONAL 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

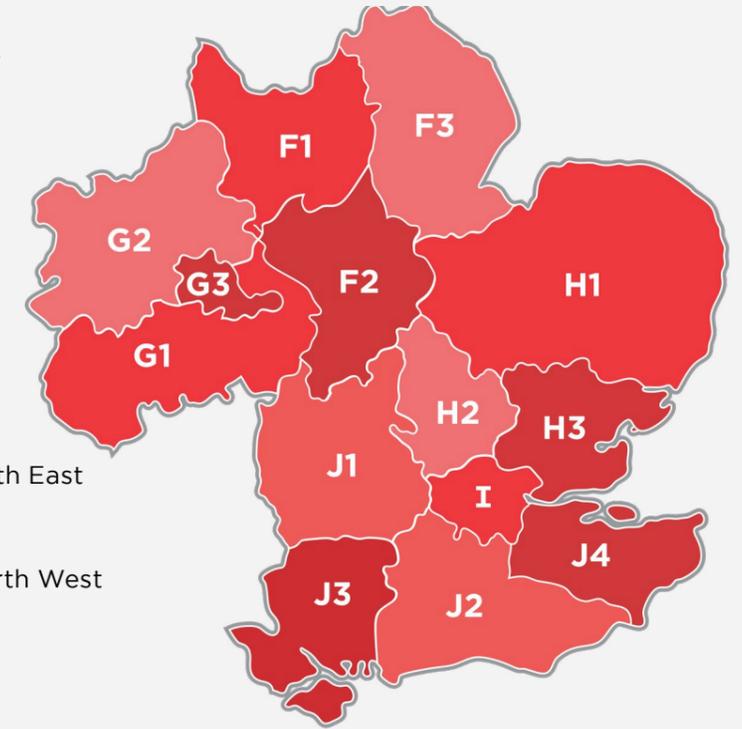
- H1 - East Anglia
- H2 - Bedfordshire & Hertfordshire
- H3 - Essex

#### 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 applicants.

## Financial Due Diligence

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

In addition to the financial stability assessment, the minimum annual turnover requirement for each value band is as follows:

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Minimum average turnover (over the past 3 years)	£2,000,000	£5,000,000	£25,000,000	£50,000,000	£100,000,000

## Accreditations and Certifications

Applicants must provide 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.

## Quality Management

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

## Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (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.

## 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.

## 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.

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Employer's Liability Insurance	£5,000,000	£5,000,000	£10,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
Professional Indemnity Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000

## Quality 75%

### General Quality Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	20%

### Workstream Specific Technical Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	40%

### Regional Capability Questions

Regional capability and social value	15%
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## Price 25%

### Applicable to Lot 1

Scenario New Build	5%
New Build Management Fees	10%
New Build Management Fees for Public Buildings not listed in schedule of rates	10%

### Applicable to Lot 2

Scenario Refurbishment	10%
Refurbishment Management Fees	15%

### Applicable to Lot 3

Scenario New Build	5%
Scenario Refurbishment	5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%

### Applicable to Lot 4 to 6

Scenario New Build	2.5%
Scenario Refurbishment	2.5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%
Infrastructure Management Fees	5%

# 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:

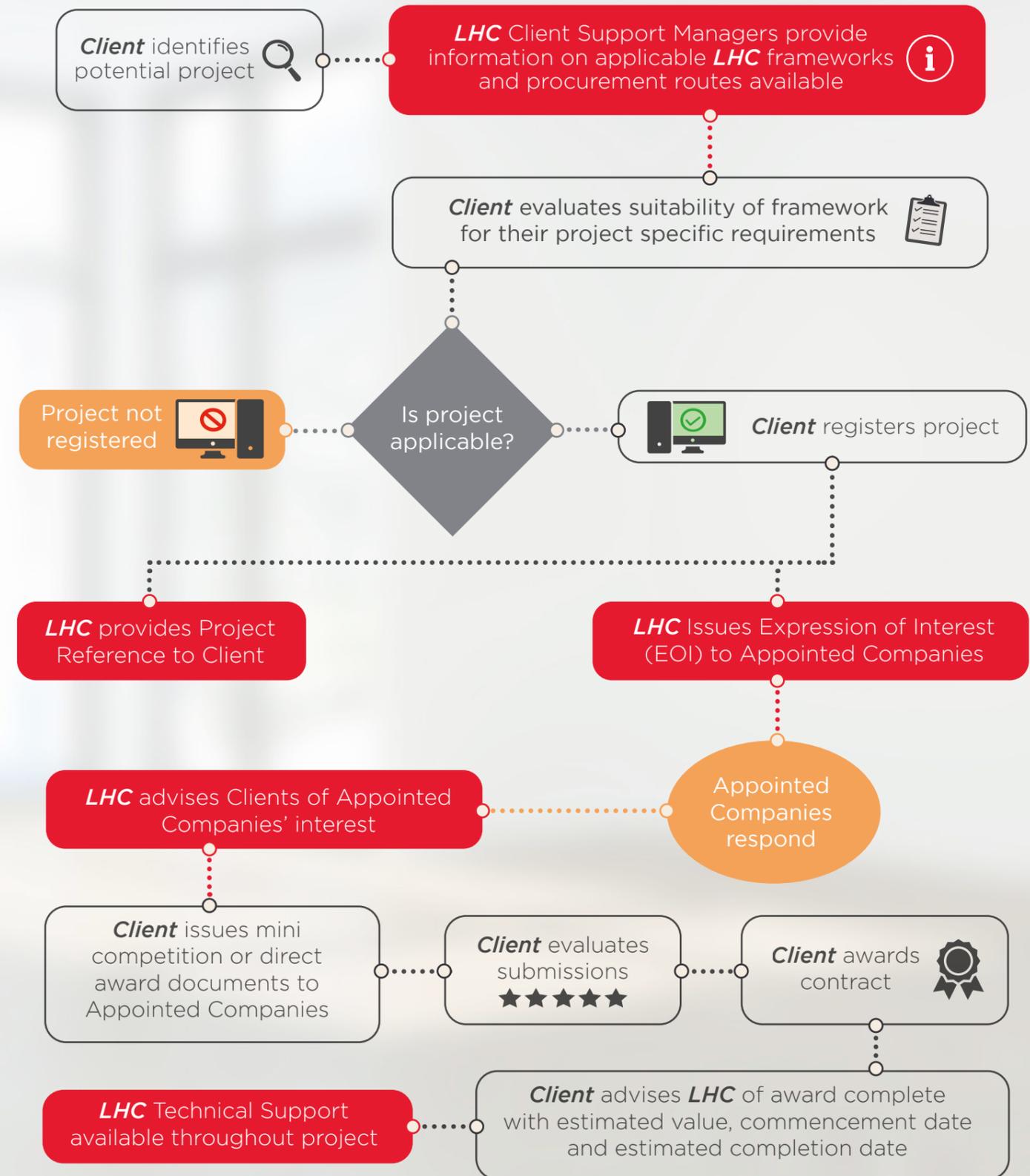
- > Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- > Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools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

Details of those contracting authorities identified are listed: [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





 01895 274 800

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 [linkedin.com/company/lhc](https://www.linkedin.com/company/lhc)

In association with:  
  
PROCUREMENT GROUP