LHC MIDLANDS LONDON SOUTH EAST

Asset Safety & Compliance

4TH SEPTEMBER 2023 TO 3RD SEPTEMBER 2027

18TH SEPTEMBER 2023 TO 17TH SEPTEMBER 2027

(Workstream 4a Gas Safety - Domestic)



ASC1 Framework Guide

Constructing Excellence
Gold Standard Verified

Improving lives and places
through quality procurement solutions

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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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WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2023/S 000-002835, CAN 2023/S 000-026169,
CAN 2023/S 000-027818 (WS4a – Gas Safety – Domestic)

The Asset Safety and Compliance (ASC1) Framework was designed to offer a suite of asset safety and compliance support to help the public sector meet government guidelines and legal responsibilities relating to building life safety and maintenance.

What was clear throughout our engagement process was a requirement for a comprehensive suite of asset safety and compliance disciplines in a single framework designed to offer an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies to source specialist suppliers who can provide a full suite of asset safety and compliance support services.

Key features:

- ✓ Suite of asset safety and compliance disciplines providing a method to meet government guidelines regarding life safety, property protection and maintenance
- ✓ Access to a pool of consultancy and compliance-related expertise through a single framework
- ✓ Access to consultancy and surveying specialists for the management and removal of asbestos
- ✓ Access to expertise in property protection, water management, gas safety and heating servicing, asbestos and electrical testing.

About this framework

Throughout our extensive pre-tender engagement (PTE) process our clients in the public sector acknowledged the positive contribution our existing frameworks in property protection (V7), asbestos services (AS2) and water management (WM1) have made in delivering effective life safety systems in the management and maintenance of their assets and resulting benefits to their tenants and building users.

Our response has been to combine these services and enhance the framework offering further with two additional workstreams covering gas safety, heating, electrical inspection, testing and servicing in both commercial and residential settings. The result is a framework designed to offer a comprehensive and wide-ranging suite of services to the public sector to assist in meeting building life safety and maintenance, government guidelines and legal responsibilities with the flexibility to meet their needs and community priorities more effectively.

The tender was carried out in strict accordance with the UK Public Contracts Regulations. Places on the framework were awarded to 48 different suppliers in five workstreams. The companies appointed to the framework are experts in their field, with a proven track record in delivering projects with public sector clients.

The term of the framework is from **4th September 2023 to 3rd September 2027**, while workstream 4a Gas Safety - Domestic runs from **18th September 2023 to 17th September 2027**. 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.

Our Vision for Asset Safety and Compliance

A guiding principle in the development of Asset Safety and Compliance (ASC1) has been to support the public sector in meeting their obligations under government guidelines and legal responsibilities in the area building life safety, maintenance, and compliance as efficiently as possible.

As with all our frameworks we achieve this by striving to meet and exceed the “Gold Standard” for public sector construction frameworks. We pride ourselves on our long-standing commitment to early engagement and collaboration, bringing specialist suppliers and public sector bodies together to guide framework development, ensuring best possible outcomes for the public sector and their communities.

Asset Safety and Compliance (ASC1) clearly demonstrates the benefits of early collaboration resulting in a comprehensive framework making high quality specialist firms available to the public sector, working together to improve asset and building safety for building occupants and communities.

LHC continues to fulfil our commitments to social value impacts increasing the public sector’s access to regional and local specialists, encouraging SME involvement, and driving economic uplift to regional areas.







> “This framework has been developed in direct response to our discussions with housing associations, local authorities, schools and healthcare clients, who expressed a need for long-term compliance-related expertise to help them meet asset maintenance and management requirements. This framework groups several specialisms together in a bid to encourage more collaboration across the marketplace”

Dean Fazackerley
Head of Technical Procurement at LHC Procurement Group

ASBESTOS CONSULTANCY, SURVEYS, TESTING & REMOVAL

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 1 - ASBESTOS CONSULTANCY, SURVEYS TESTING & REMOVAL

The following suppliers have been appointed to help our Clients in the public sector manage the risk from asbestos in their properties and fulfil their duties as landlords, in line with regulatory requirements.

Lot 1a - Asbestos Consultancy	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Allium Environmental		✓	✓	✓	✓	✓	✓	✓	✓	✓
Bellrock Advisory	✓	✓	✓	✓	✓	✓	✓			
Enquin Environmental			✓			✓				
Environtec	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Life Environmental Services	✓	✓	✓	✓	✓		✓	✓	✓	✓
Lucion Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OHS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SGS United Kingdom	✓			✓				✓	✓	✓
SOCOTEC Asbestos	✓	✓	✓		✓	✓	✓	✓	✓	✓
Tersus Consultancy	✓	✓		✓	✓	✓	✓	✓	✓	✓



ASBESTOS CONSULTANCY, SURVEYS, TESTING & REMOVAL

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Lot 1b - Asbestos Surveys & Testing	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Allium Environmental					✓	✓				
Enquin Environmental						✓				
Environtec	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Eton Environmental Group		✓	✓			✓	✓			
Franks Portlock Consulting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HSL Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Life Environmental Services	✓	✓	✓	✓	✓		✓	✓	✓	✓
Lucion Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OHS								✓	✓	✓
Pennington Choices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SGS United Kingdom	✓			✓				✓	✓	✓
Tersus Consultancy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thames Laboratories	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Lot 1c - Asbestos Removal & Disposal Works	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
AA Woods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aspect Contracts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cablesheer Asbestos		✓	✓		✓		✓			
Clifford Devlin		✓	✓				✓			
Ductclean (UK)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
European Asbestos Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rhodar Industrial Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shield Environmental Services	✓			✓		✓		✓	✓	✓



PROPERTY PROTECTION & ASSOCIATED SERVICES

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 2 - PROPERTY PROTECTION & ASSOCIATED SERVICES

The following suppliers have been appointed to provide property protection and associated services in all properties applicable to our Clients organisations building stock/assets.

Services will include but are not limited to:

- Steel Security Screens and Doors
- Barricades and Fencing
- Utilities shut off, drain down and recommission
- Boarding Up Services
- Alarms monitored by an Alarm Response Centre (ARC)
- Cleaning and Clearance Services
- Mould Treatment and Management
- Specialist cleaning and pest control

Lot 2a - Property Protection and Associated Services	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Orbis Protect	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SPS Doorguard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
VPS (UK)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



WATER TESTING, TREATMENT & MANAGEMENT

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 3 - WATER TESTING, TREATMENT & MANAGEMENT

The following suppliers have been appointed to provide specialist services for the testing of legionella and other water borne pathogens and the management of the LHC LSE's water systems throughout a diverse portfolio of domestic and commercial buildings across the UK.

Lot 3a - Water Hygiene Testing and Consultancy	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Axis Europe	✓	✓	✓	✓	✓	✓	✓			
Churchill Contract Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Environtec	✓	✓	✓	✓	✓		✓			
Healthy Buildings (UK)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HSL Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Water Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MSS Water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OHS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SMS Environmental	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Lot 3b - Water System Maintenance, Remedials and Associated Services	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Axis Europe plc	✓	✓	✓	✓	✓		✓	✓	✓	✓
Churchill Contract Services						✓		✓	✓	✓
Environtec	✓	✓	✓	✓	✓		✓			
Healthy Buildings (UK)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HSL Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Water Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MSS Water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OHS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SMS Environmental	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



HEATING & AIR CONDITIONING COMPLIANCE, SERVICING

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 4 - HEATING & AIR CONDITIONING COMPLIANCE, SERVICING & MAINTENANCE

The following suppliers have been appointed to provide specialist services for annual safety inspection, maintenance and compliance of heating and air conditioning systems.

Lot 4a - Gas Safety & Heating Systems Inspection, Servicing & Remedial (Domestic) (Inc. Other heating fuels if offered but not mandatory)	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Axis Europe	✓	✓	✓	✓	✓	✓	✓			
BSW Building Services					✓	✓	✓			
BSW Heating	✓	✓	✓	✓	✓	✓	✓			
Liberty Group	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PH Jones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Quality Heating Services	✓		✓	✓						
Robert Heath Heating	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Saltire Facilities Management									✓	
Sureserve Compliance Central	✓	✓						✓	✓	✓
Sureserve Compliance NorthWest								✓	✓	
Sureserve Compliance South			✓	✓	✓	✓	✓			
TSG Building Services	✓	✓	✓	✓	✓		✓			

Lot 4b - Gas Safety & Heating Systems Inspection, Servicing & Remedial (Commercial) (Inc. Other heating fuels if offered but not mandatory)	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Axis Europe	✓	✓	✓	✓	✓	✓	✓			
BSW Heating	✓	✓	✓	✓	✓	✓	✓			
DMA Maintenance		✓	✓		✓		✓			
Liberty Group	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lorne Stewart								✓	✓	
Sureserve Compliance Central	✓	✓						✓	✓	✓
Sureserve Compliance NorthWest								✓	✓	
Sureserve Compliance South			✓	✓	✓	✓	✓			
TSG Building Services	✓	✓	✓							

Lot 4d - HVAC (Air Conditioning) Servicing and Maintenance	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
DMA Maintenance		✓	✓		✓		✓			
Lorne Stewart								✓	✓	

ELECTRICAL FIXED WIRE TESTING AND ASSOCIATED ELEMENTS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 5 - ELECTRICAL FIXED WIRE TESTING & ASSOCIATED ELEMENTS

The following suppliers have been appointed to provide Electrical Installation Condition Reports (EICR) to both domestic and non-domestic properties as may be required but also to offer `In Service Inspection and Testing of Electrical Equipment` (PAT Testing) in both domestic and non-domestic properties as may be required by LHC Clients.

Lot 5a - Fixed Wire Testing and Associated Elements	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Axis Europe	✓	✓	✓	✓	✓	✓	✓			
Clear Safety Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Liberty Group	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Niblock (Builders)			✓		✓		✓			
PFL Electrical	✓	✓	✓	✓	✓		✓			
PHS Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sureserve Compliance Central	✓	✓						✓	✓	✓
Tremorfa									✓	
TSG Building Services	✓	✓	✓							

Lot 5b - Portable Appliance Testing	Bedfordshire & Hertfordshire - H2	Essex - H3	London - I	Berkshire, Buckinghamshire & Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	Kent - J4	East Midlands - F	West Midlands - G	East of England - F2 & H1
Axis Europe plc	✓	✓	✓	✓	✓		✓	✓	✓	✓
PHS Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



EVALUATION
WEIGHTING, ACCREDITATION AND CERTIFICATIONS

A single stage open tender process was used as set out within the Public Contracts Regulations 2015.

Quality Weighting 70%

General quality questions – business continuity, complaints escalation etc – 20%

Regional delivery questions – evidence of ability to service regional area and social value examples 20%

Lot specific technical quality questions – to demonstrate experience in carrying out the type of works via competency of workforce, scenarios, and evidence of relevant past projects 30%

70% Quality

Price Weighting 30%

Consultancy Lots – Priced hourly, and day rates

For Inspections and Maintenance – Lot specific pricing structure includes elements of the schedule of day rates, overheads and profits.

The Bidder with the lowest total price for each regional area within a lot will achieve the highest price score for that regional area within the lot, and higher priced Bidders' scores will be indexed against the lowest priced Bidder.

30%

30% Price

Accreditations and Certifications

Environmental Management*

The relevant accredited certificated scheme in compliance with BS EN ISO 14001 or equivalent.

Health and Safety*

The relevant accredited certificated scheme in compliance with ISO 45001 or equivalent.

Lot Specific Accreditations / Certification

Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are applying for will be required.

Quality Management*

The relevant accredited certificated scheme in compliance with BS EN ISO 9001 or equivalent.

Compliance with Equality Act 2010

Confirmatory statements they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.

*Where certification was not held, Appointed Companies were required to complete the appropriate PAS 91 questions to evidence

EVALUATION
CRITERIA CONTINUED

Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit and current liabilities and checked via Creditsafe. The results of this check were assessed on a pass/fail basis.

Minimum Insurance Cover

Throughout the duration of the framework Appointed Companies are required to have the minimum levels of insurance as follows:

All suppliers are required to have £5m Employers Liability Insurance and £5m Public Liability Insurance. Asbestos consultants, water management consultants and electrical testing companies are also expected to have £2m Professional Indemnity Insurance.

Companies on the workstreams for heating servicing and electrical testing will also have £2m Product Liability Insurance.



CALL-OFF AWARD OPTION

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 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 Procurement Group 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:

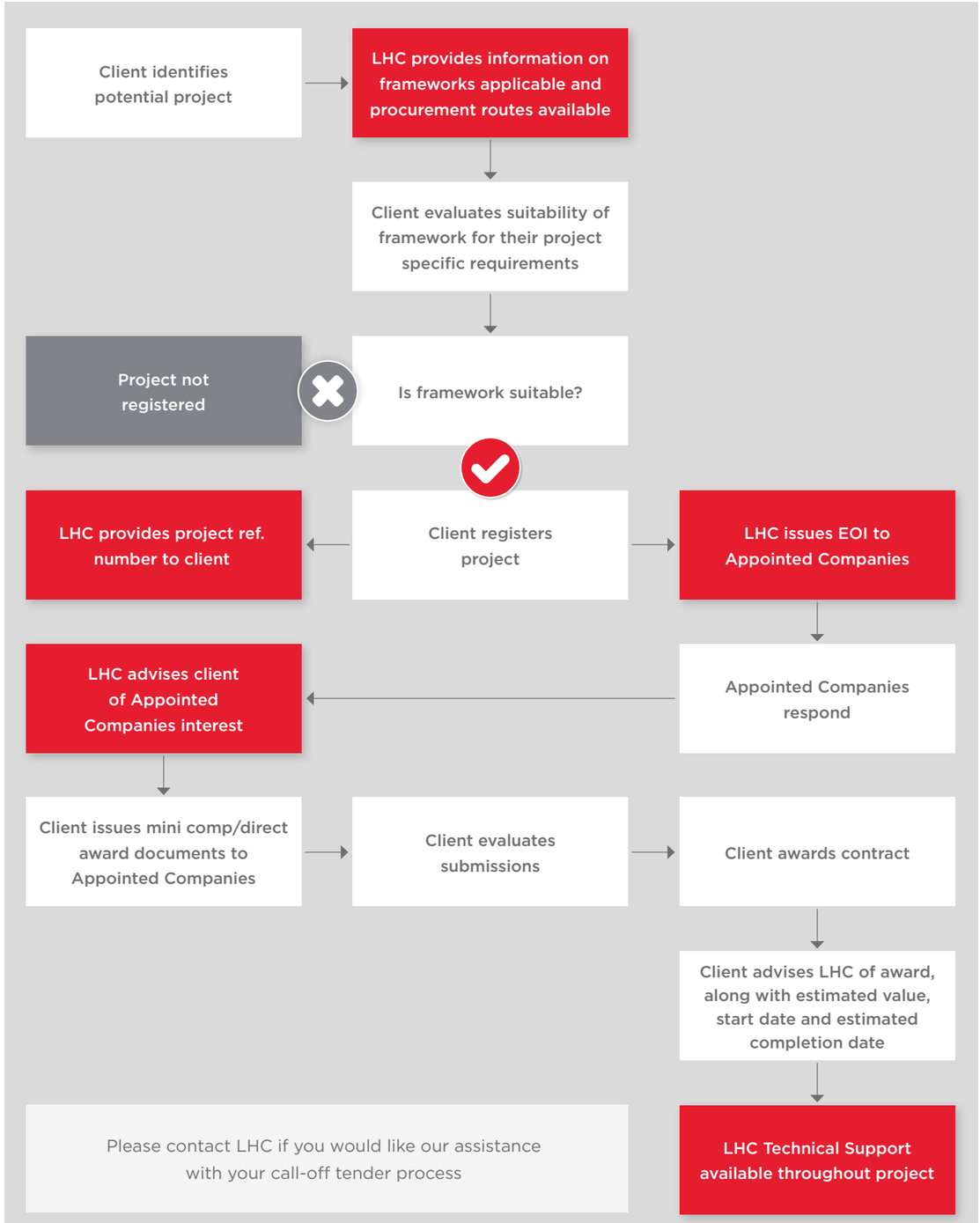
- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- Registered Charities
- Publicly Funded Schools
- Universities and Further Education 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/

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 and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK



LHC
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