



LONDON AND
SOUTH EAST
PROCUREMENT

ENGINEERING INSPECTION SERVICES

7TH SEPTEMBER 2021 - 6TH SEPTEMBER 2025



EIS1 FRAMEWORK GUIDE

Trusted procurement for
better buildings and homes

[LSE.LHCPROCURE.ORG.UK](https://lse.lhcprocure.org.uk)

ABOUT LHC AND FRAMEWORKS

LHC provides OJEU-compliant frameworks that 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.

We're recognised as being one of the most experienced and respected providers of construction sector procurement frameworks.

Established since 1966, we're a not-for-profit organisation governed by public law and a central purchasing body that provides procurement services. Everything we do is guided by our Executive Committee, which is made up of local authorities and housing associations from across England.

More than 200 publicly-funded organisations across England use our frameworks.

They use them to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings. These organisations include:

- > Local authorities and any subsidiaries and joint venture vehicles of those local authorities
- > Registered Social Landlords (RSLs), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health authorities, councils, boards and trusts
- > Publicly-funded schools
- > Universities, colleges and further education establishments
- > Police forces, fire and rescue services
- > Registered charities

For further details about the organisations currently using our frameworks, visit: lhcprocure.org.uk/who-we-work-with/

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WHY HAS THIS FRAMEWORK BEEN DEVELOPED

This framework is aimed at providing local authorities, social landlords and other public sector bodies with an efficient and cost effective way of making sure their plant, machinery and equipment meets the latest industry and legal standards, including:

- > Health and Safety at Work Act 1974 (HSWA)
- > Management of Health and Safety at work Regulations 1999 (MHSWR)
- > The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)
- > Provision and Use of Work Equipment Regulations 1998 (PUWER)
- > Pressure Systems Safety Regulations 2000 (PSSR)
- > The Control of Substances Hazardous to Health 2002 (COSHH)
- > Electricity at Work Regulations 1989 (EAWR)
- > The Control of Major Accident Hazards Regulations 2002 (COMAH)
- > The Dangerous Substances and Explosives Atmospheres Regulations 2002 (DSEAR)
- > The Control of Lead at Work Regulations 2002 (CLAW)
- > The Working at Height Regulations 2005 (WAHR)

Developed in conjunction with Southwark Council, the Engineering Inspection Services Framework applies to plant, machinery and equipment within:

- > Individual street dwellings
- > High and low rise blocks
- > Houses in Multiple Occupancy (HMOs)
- > Sheltered housing units, hostels and community halls
- > Office buildings and commercial units
- > Leisure centres and park spaces
- > Boiler and plant rooms
- > Workshops and garages

Key benefits - at a glance:

- ✓ Secure plant, machinery and equipment.
- ✓ Quality assurance.
- ✓ Minimise risk to members of the public.
- ✓ Legislative and health and safety compliance.

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.

ABOUT THE FRAMEWORK

The Engineering Inspection Services framework is the first full framework of its type to have been provided by LHC. It has been developed in response to new forms of engineering inspection that are now required by law by many of our clients.

The companies that have been appointed to the framework are registered, qualified organisations, who carry out inspections on a UK-wide scale in accordance with insurance requirements.

The framework provides public sector organisations with:

1. A clear route to achieving compliant asset management.
2. Options that are suited to their range of assets.
3. Reduced risk of having to rely on just one contractor.

Our vision for the framework

The framework has been designed to help organisations create capacity strength, as well as more constructive relationships with service providers.

Traditional relationships for engineering inspections tend to involve just one contractor and one service user. It's not uncommon for the contractor to have no capacity to respond when issues arise, e.g. assets break down.

Given the fact most organisations own and operate numerous pieces of equipment, that are governed by different regulations, spreading the risk by using several contractors is the most realistic and effective solution.

The Engineering Inspection Framework also enables organisations to remove any assets from current failing insurance policies. In turn, it provides them with a highly effective way of procuring services while improving quality, control and cost.



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WORKSTREAM OPTIONS

We have developed eight different workstreams to cater for the different types of assets and associated legislative requirements. The workstreams (WS) are as follows:

WS1: Lifting equipment

Relates to the examination, inspection and testing of all equipment falling under The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS5: Local exhaust ventilation

Relates to the examination, inspection and testing of all equipment falling under The Control of Substances Hazardous to Health 2002 (COSHH).

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS2: Electrical equipment

Relates to the examination, inspection and testing of all equipment falling under Electricity at Work Regulations 1989 (EAWR).

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS6: Fall protection testing and inspection

Relates to the examination, inspection and testing of all equipment falling under The Working at Height Regulations 2005 (WAHR).

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS3: Power press & associated machinery and mechanical systems

Relates to the examination, inspection and testing of all equipment falling under The Provision and Use of Work Equipment Regulations 1998 (PUWER).

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS7: Playground and playground equipment

Relates to the examination, inspection and testing of all playground equipment falling under the responsibility of the provider to maintain.

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS4: Pressure plant and systems

Relates to the examination, inspection and testing of all equipment falling under the Pressure Systems Safety Regulations 2000 (PSSR).

Project Value Bands

Up to £100,000 per annum
Above £100,000 per annum

WS8: Multi-discipline inspection services

Relates to the examination, inspection and testing of all equipment within any of the regulations under workstreams 1 to 7.

No Value Bands

APPOINTED COMPANIES ACROSS WORKSTREAMS

The following eight companies have been appointed to EIS after successfully completing the two-stage application and tendering process (companies listed alphabetically).

Workstream 1	Workstream 2
Ashdale Engineering	Bath Property Maintenance
British Engineering Services	British Engineering Services
Bureau Veritas	Bureau Veritas
HSB Engineering Insurance Services	HSB Engineering Insurance Services
MAND (PLS)	MAND (PLS)
Plansafe Solutions	--
VT Inspections	--
Workstream 3	Workstream 4
British Engineering Services	Ashdale Engineering
Bureau Veritas	British Engineering Services
HSB Engineering Insurance Services	Bureau Veritas
--	HSB Engineering Insurance Services
--	MAND (PLS)
--	Plansafe Solutions
Workstream 5	Workstream 6
Ashdale Engineering	British Engineering Services
British Engineering Services	Bureau Veritas
Bureau Veritas	Plansafe Solutions
HSB Engineering Insurance Services	VT Inspections
Plansafe Solutions	--
Workstream 7	Workstream 8
Ashdale Engineering	British Engineering Services
British Engineering Services	Bureau Veritas
Bureau Veritas	HSB Engineering Insurance Services
HSB Engineering Insurance Services	--
MAND (PLS)	--
Plansafe Solutions	--
VT Inspections	--



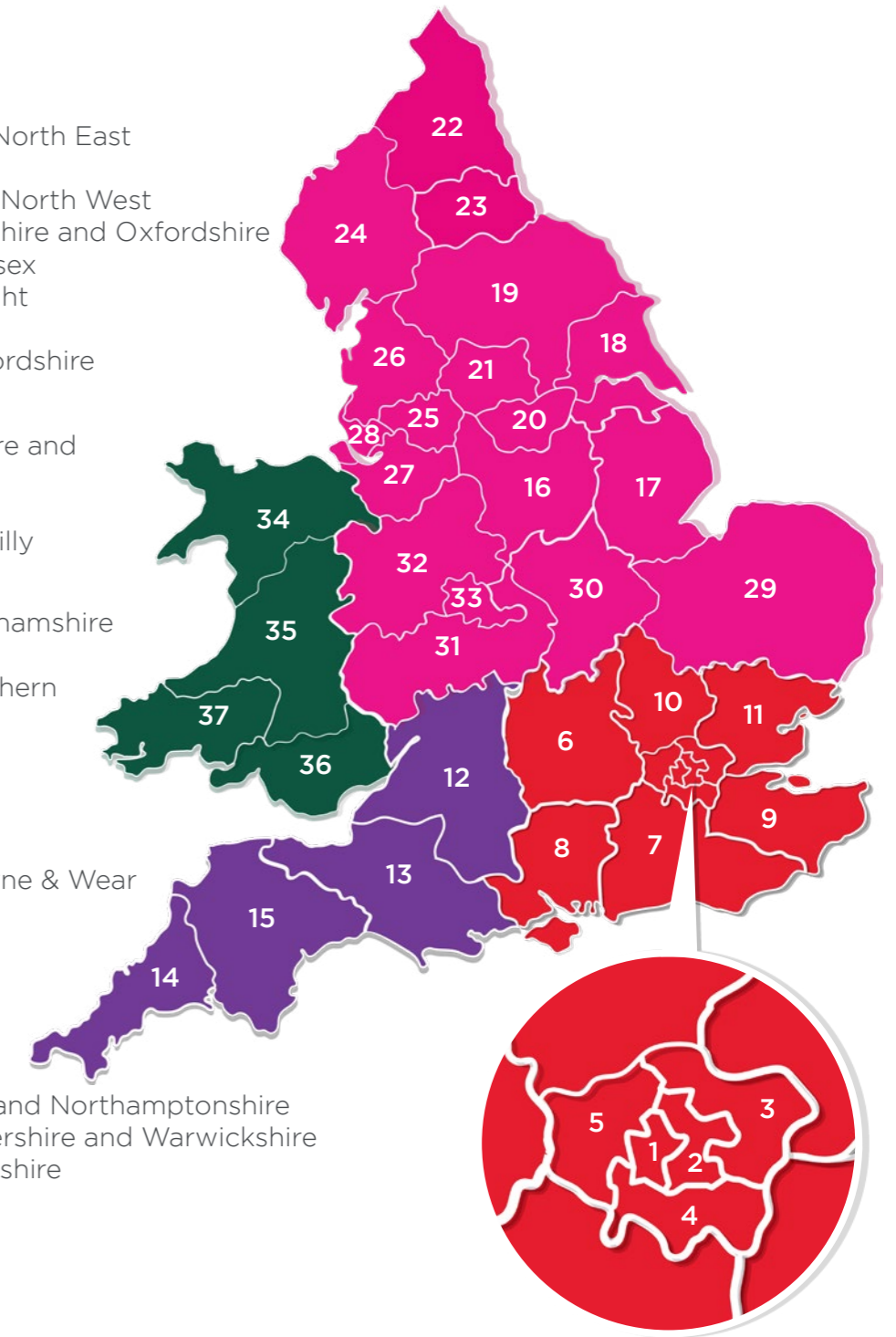
TENDER AND EVALUATION PROCESS

As part of the tender process, each tenderer was invited to tell us the regions they cover. However, because EIS is a national framework, this insight was captured purely for information purposes only.

This was due to the fact that the EIS market was found to be extremely small during the pre-tender stage. We therefore contacted all of the registered inspection companies that came forward and did not award workstream places based on locality. Each of the workstreams have at least three providers with full national coverage in them.

Area Regions

- 1 Inner London West
- 2 Inner London East
- 3 Outer London - East & North East
- 4 Outer London - South
- 5 Outer London - West & North West
- 6 Berkshire, Buckinghamshire and Oxfordshire
- 7 Surrey East & West Sussex
- 8 Hampshire & Isle of Wight
- 9 Kent
- 10 Bedfordshire and Hertfordshire
- 11 Essex
- 12 Gloucestershire, Wiltshire and Bristol/Bath area
- 13 Dorset and Somerset
- 14 Cornwall and Isles of Scilly
- 15 Devon
- 16 Derbyshire and Nottinghamshire
- 17 Lincolnshire
- 18 East Yorkshire and Northern Lincolnshire
- 19 North Yorkshire
- 20 South Yorkshire
- 21 West Yorkshire
- 22 Tees Valley and Durham
- 23 Northumberland and Tyne & Wear
- 24 Cumbria
- 25 Greater Manchester
- 26 Lancashire
- 27 Cheshire
- 28 Merseyside
- 29 East Anglia
- 30 Leicestershire, Rutland and Northamptonshire
- 31 Herefordshire, Worcestershire and Warwickshire
- 32 Shropshire and Staffordshire
- 33 West Midlands
- 34 North Wales
- 35 Mid Wales
- 36 South East Wales
- 37 South West Wales



EVALUATION CRITERIA

The process involved a two-stage Restricted Tender that started with a qualification assessment. Shortlisted tenderers were then invited to submit an Invitation To Tender (ITT) response that was assessed by six technical managers from Southwark Council.

Assessment of the qualification criteria

All appointed contractors were asked to demonstrate their overall strategic approach and data management ability and were presented with four separate competency-testing scenarios.

Financial stability assessment

A Creditsafe check was carried out on each supplier. Their accounts for the last three years were also reviewed.

Insurance requirements

Minimum insurance levels are detailed below.

Accreditations and certifications

Each bidder was asked to demonstrate that they had the skills and experience to be legally able to inspect, examine and test equipment under the required regulation.

Minimum Insurance Cover

All of the companies that were appointed to this framework were required to have the following levels of insurance in place:



Value band (p.a. Call-off contract value)	Workstreams 1 to 7		Workstream 8
	Up to £100,000	Above £100,000	N/A
Employer's Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000	£10,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000	£10,000,000

ITT award assessment

Following the qualification stage, the ITT award evaluation process comprised a 60/40 quality/price criteria, with the sum of both scores establishing the Most Economically Advantageous Tenders (MEAT).

AWARD WEIGHTING CRITERIA

Quality assessment – 60% weighting

The quality element was assessed based on the applicants' written responses to a range of technical questions that covered the following three areas:

1. Overall strategic approach and capacity - five questions covering:

- > Management structure
- > Competent person
- > Qualifications
- > Equipment and arrangement for calibration and management

2. Data management - four questions (each with a score of 2.25%, totalling 9%) covering:

- > GDPR policy
- > ICT systems
- > Receive client data and output in a format defined by the client
- > Implantation of information requests from the client within five working days

3. Scenarios – four theme-based questions (each with a score of 12.75%, totalling 51%) covering:

- > Client awareness, customer service and added value
- > Customer information, office capacity, budget planning, lessons learnt from previous projects, transitional processes and risk control measures
- > Decision-making processes, competent management, demonstrate flexibility and risk awareness

Price assessment – 40% weighting

The pricing element of the evaluation process accounted for 40% of the overall score. Applicants could apply a regional uplift to their prices and all submissions provided price scores per workstream.



Applicants were evaluated based on scenarios that reflected every day operational conditions. The scenarios tested their customer service awareness and ability to deal with different needs and situations.

AWARD OPTIONS

Our clients use one of the following two options to award work:

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, terms and conditions of the call-off may vary or be modified from the framework or at the client's request.

When calling-off projects, clients can apply the template short form consultancy appointment contract terms that were created for this service, or they can use their own in-house contract terms.

Key Performance Indicators

The project-specific KPIs listed below can be used or customised according to client needs at the point of call off:

KPI	Name	Purpose	Target
1	Predictability of time	To measure the reliability of time targets for the project contract.	+/- 0%
2	Predictability of cost	To measure the cost performance of the contractor against the agreed project contract total for the project.	+/- 0%
3	Inspection certificate	All documentation sent to the client to enable the asset register to be updated.	Pass/Fail
4	All listed assets inspected	To measure the number of visits undertaken successfully by the contractor based on the client's schedule of inspections.	100%
5	Exception report raised for missing assets	Inspections carried out within 14 days of the due date.	Defined by client
6	Initial preparation and annual up-keep of client asset register	Report provided on assets that have changed or become redundant.	100%
7	100% supply of fully competent trained technicians	Individuals carrying out inspections as a competent person as prescribed under health and safety legislation.	100%
8	Reporting inspection outcome	Measure the reporting of inspection outcomes in accordance with the risk priorities, as defined by the client.	Defined by client
9	Complaints	<ul style="list-style-type: none"> All complaints logged and acknowledged within 24 hours of receipt. All complaints resolved within ten working days of the original complaint being raised (unless otherwise agreed). 	100%

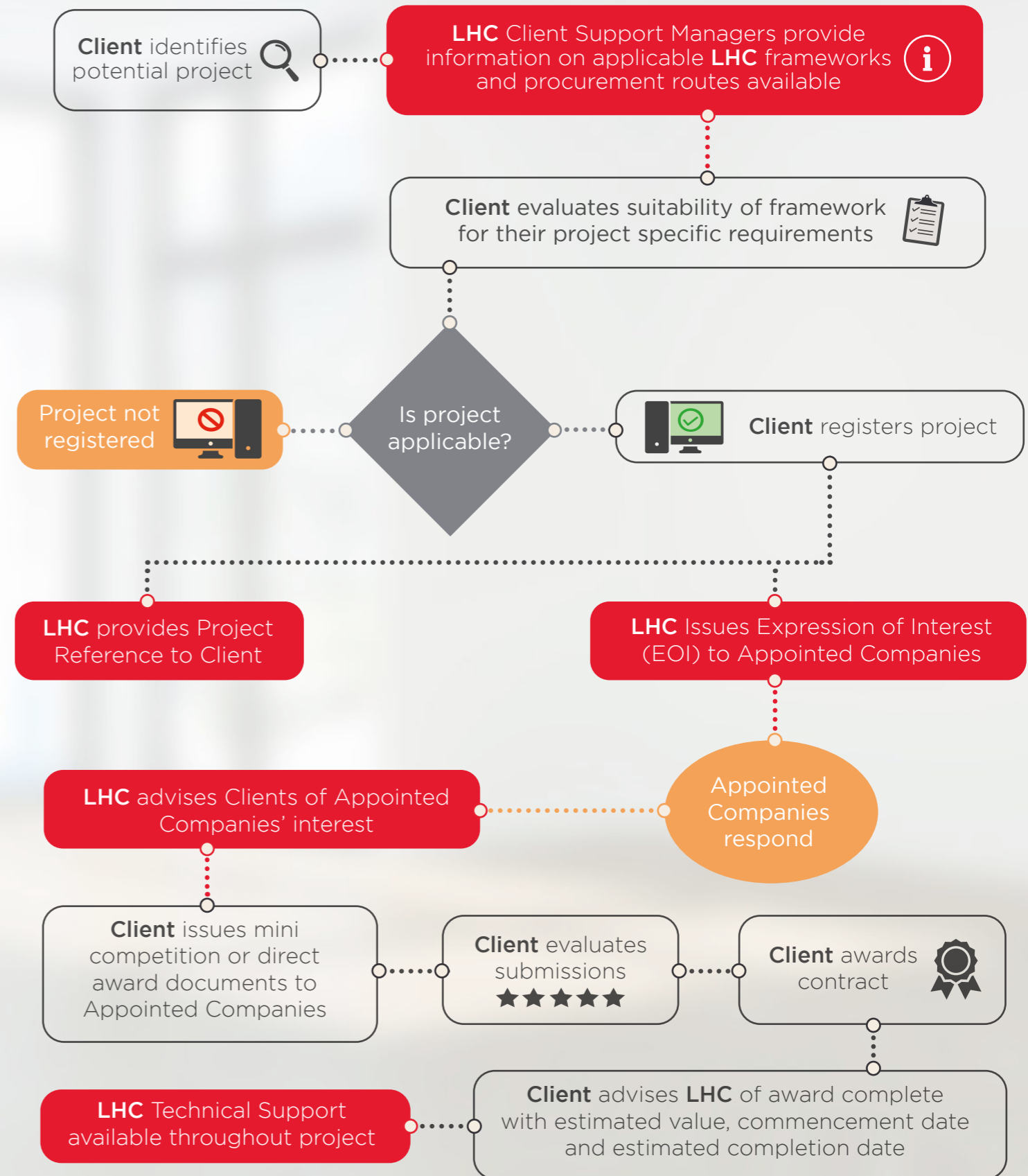
Accessing the framework

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 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 within the local communities they serve.

General Terms and Conditions


LHC has a Short Form Consultancy Appointment template available for Clients who would like to use as their call-off contract terms, or they may use their own. LHC uses the FAC1 standard form of contract to manage its frameworks. The LHC pro forma, which should be read alongside the FAC1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects.

THE PROCESS OF USING OUR 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. To obtain a copy, email office@acarchitects.co.uk and quote discount code reference - LHCFAC2516102017.



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