



CONSORTIUM
PROCUREMENT
CONSTRUCTION

WHOLE HOUSE REFURBISHMENT AND ASSOCIATED WORKS

2ND MARCH 2020 - 1ST MARCH 2024



WH2 FRAMEWORK GUIDE

ABOUT THIS FRAMEWORK

This CPC 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.

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 framework is split into two workstreams which can operate independently from one another.

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.



CPC was created out of a long-running partnership between the Northern Housing Consortium and LHC, born out of each organisation's passion to improve standards of homes and buildings, delivering real social value to our local communities, through excellence in procurement.

Working together we now offer advice, support and guidance to all public sector organisations across the North and the Midlands providing access to LHC's suite

of framework solutions, which are built on more than 50 years of public sector construction procurement expertise and knowhow. This means no matter how large or small your scope of work requirements are, you will have peace of mind that our extensive range of pre-approved suppliers will deliver your project on time, on budget and to the agreed quality standards.

Consortium Procurement Construction (CPC)

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Consortium Procurement Construction

APPOINTED COMPANIES WORKSTREAM 1

NORTH EAST

£250,000 to £2million			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	L&D plumbing & Tiling Services	CLC Contractors	CLC Contractors
EQUANS	Northern Bear Building Services	L&D plumbing & Tiling Services	L&D plumbing & Tiling Services
Everwarm	Novus Property Solutions	Northern Bear Building Services	Novus Property Solutions
L&D plumbing & Tiling Services		Novus Property Solutions	Trident Maintenance Services
Mears		OpenView Security Solutions	
Novus Property Solutions			

NORTH WEST

£250,000 to £2million			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	L&D plumbing & Tiling Services	CLC Contractors	Axis Europe plc
EQUANS	M&Y Maintenance and Construction	L&D plumbing&Tiling Services	CLC Contractors
Everwarm	Novus Property Solutions	M&Y Maintenance and Construction	Ian Williams
Ian Williams	Penny Lane Builders	Novus Property Solutions	Novus Property Solutions
Mears	The Casey Group	OpenView Security Solutions	Penny Lane Builders
Sustainable Building Services (UK)		Penny Lane Builders	Trident Maintenance Services

YORKSHIRE & HUMBER

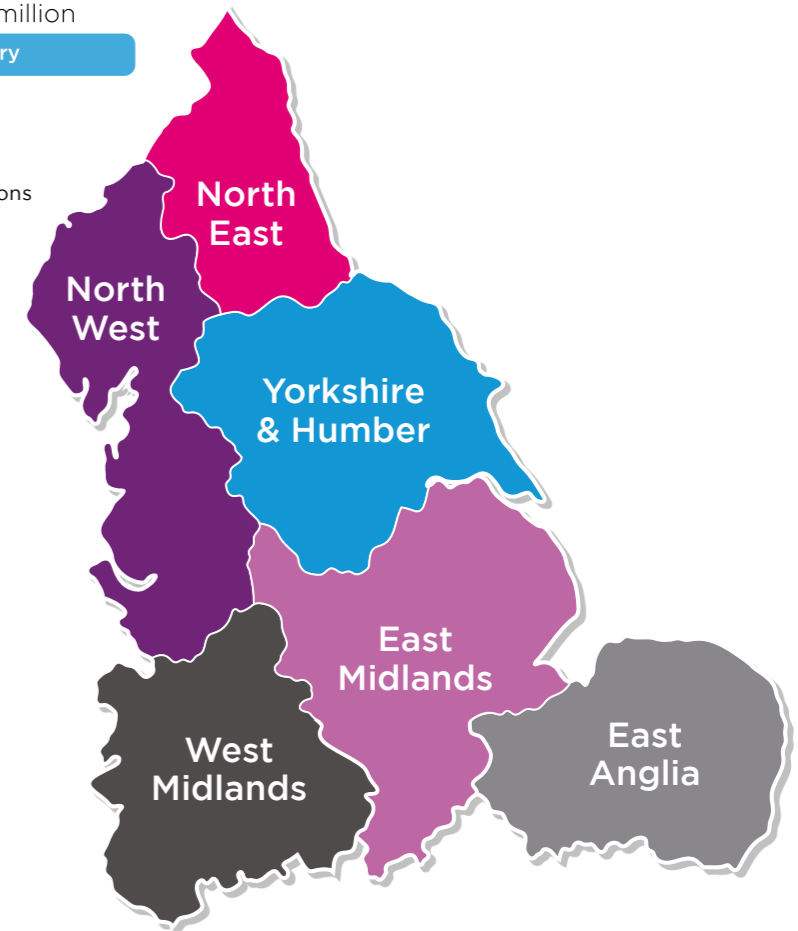
£250,000 to £2million			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	Novus Property Solutions	CLC Contractors	CLC Contractors
EQUANS	The Casey Group	Novus Property Solutions	Novus Property Solutions
Mears		OpenView Security Solutions	Trident Maintenance Services
Novus Property Solutions			

APPOINTED COMPANIES WORKSTREAM 2

£250,000 to £2million	£1.5million to £5million
Multi-Disciplinary	Multi-Disciplinary
CLC Contractors	CLC Contractors
Northern Bear Building Services	EQUANS
Novus Property Solutions	Novus Property Solutions
OpenView Security Solutions	OpenView Security Solutions
	United Living (South)
	Wates Construction

£250,000 to £2million	£1.5million to £5million
Multi-Disciplinary	Multi-Disciplinary
Axis Europe plc	EQUANS
CLC Contractors	OpenView Security Solutions
Frank Rogers	Sustainable Building Services (UK)
Ian Williams	The Casey Group
Novus Property Solutions	United Living (South)
OpenView Security Solutions	Wates Construction

£250,000 to £2million	£1.5million to £5million
Multi-Disciplinary	Multi-Disciplinary
CLC Contractors	EQUANS
Novus Property Solutions	Ian Williams
OpenView Security Solutions	OpenView Security Solutions
	The Casey Group
	United Living (South)
	Wates Construction



APPOINTED COMPANIES WORKSTREAM 1

EAST ANGLIA

£250,000 to £2million			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Amber Construction Services	Novus Property Solutions	Arc Group London	Arc Group London
Arc Group London		CLC Contractors	Aspect Group Services
CLC Contractors		Novus Property Solutions	CLC Contractors
Etec Contract Services		OpenView Security Solutions	Etec Contract Services
Mears		Pilon	Novus Property Solutions
R Benson Property Maintenance		R Benson Property Maintenance	

EAST MIDLANDS

£250,000 to £2million			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	Novus Property Solutions	CLC Contractors	CLC Contractors
Ian Williams		Jefferies	Ian Williams
Mears		Novus Property Solutions	Jefferies
Mi-space (UK)		OpenView Security Solutions	Novus Property Solutions
Novus Property Solutions			Sustainable Building Services (UK)
Sustainable Building Services (UK)			

WEST MIDLANDS

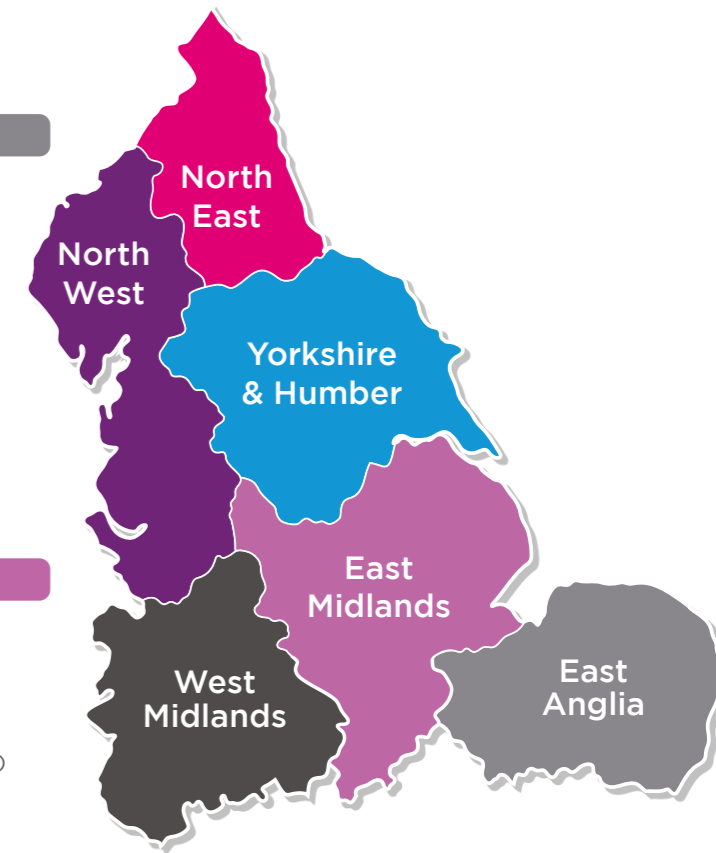
£250,000 to £2million			
Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	Novus Property Solutions	CLC Contractors	CLC Contractors
Ian Williams		Jefferies	Ian Williams
Mears		NKS Contracts (Central)	Jefferies
Mi-space (UK)		Novus Property Solutions	Novus Property Solutions
NKS Contracts (Central)		OpenView Security Solutions	Sustainable Building Services (UK)
Sustainable Building Services (UK)			

APPOINTED COMPANIES WORKSTREAM 2

£250,000 to £2million	£1.5million to £5million
Multi-Disciplinary	Multi-Disciplinary
Arc Group London	Breyer Group
Aspect Group Services	DURKAN
Breyer Group	EQUANS
Etec Contract Services	Etec Contract Services
OpenView Security Solutions	OpenView Security Solutions
Pilon	Wates Construction

£250,000 to £2million	£1.5million to £5million
Multi-Disciplinary	Multi-Disciplinary
Axis Europe plc	Breyer Group
CLC Contractors	EQUANS
Ian Williams	OpenView Security Solutions
Novus Property Solutions	Sustainable Building Services (UK)
OpenView Security Solutions	United Living (South)
Sustainable Building Services (UK)	Wates Construction

£250,000 to £2million	£1.5million to £5million	£5million+
Multi-Disciplinary	Multi-Disciplinary	Multi-Disciplinary
Axis Europe plc	Breyer Group	EQUANS
CLC Contractors	EQUANS	Mi-space (UK)
Ian Williams	OpenView Security Solutions	United Living (South)
Novus Property Solutions	Sustainable Building Services (UK)	VINCI Facilities
OpenView Security Solutions	United Living (South)	Wates Construction
Sustainable Building Services (UK)	Wates Construction	



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

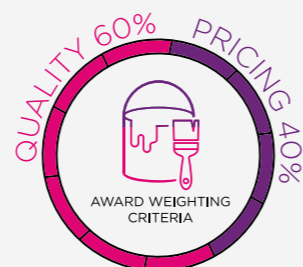
Applicants were required to obtain a quality score of over 60% to progress to the ITT stage.

- | | | | |
|-------------------------------|-----|----------------------|-----|
| > 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 CPC encourage clients to include requirements for community benefits projects and social value initiatives in their call-off contracts.

Procurement and Project Support

CPC 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

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:

www.cpconstruction.org.uk/dps/

CALL-OFF 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

CPC 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 CPC 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 www.lhc.gov.uk/24

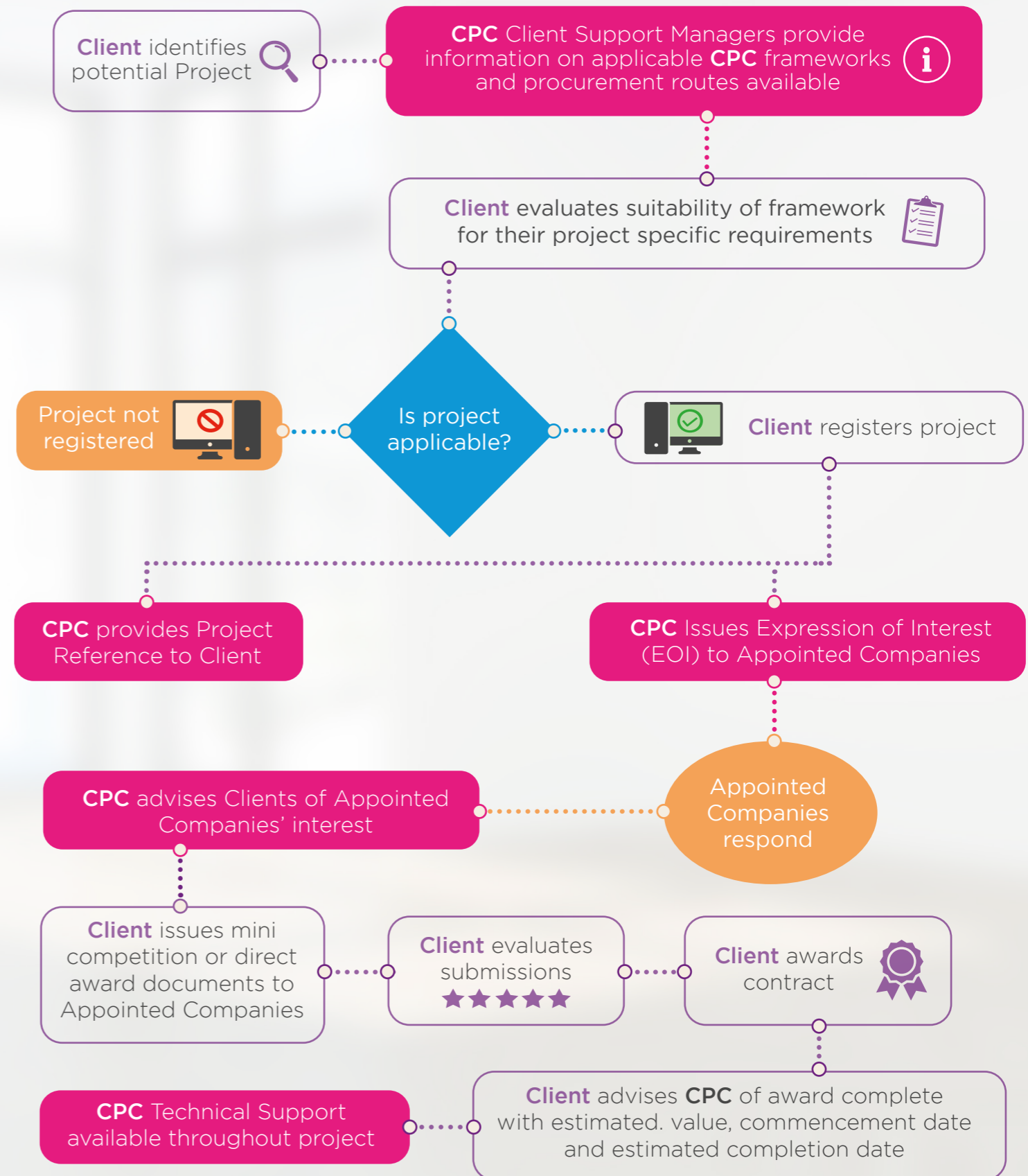
Accessing the Framework

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 and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK





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 Consortium Procurement Construction

A partnership between

LHC

Trusted procurement for
better buildings and homes

 **NORTHERN
HOUSING
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VOICE OF THE NORTH