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ALLIANCE

# Refurbishment and Modernisation

1ST MARCH 2024 TO 29TH FEBRUARY 2028

RM3 Framework Guide



Improving lives and places through  
quality procurement solutions

[welshprocurement.cymru](https://welshprocurement.cymru)





WPA provides compliant frameworks and Dynamic Purchasing Systems (DPS) 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. Our vision is to be recognised throughout Wales as a centre of excellence for public sector procurement.

We operate in Wales connecting construction companies, manufacturers and service providers with the needs of our clients. We bring buyers and suppliers together, to build and maintain public property more efficiently and cost effectively, and to benefit local communities.

Our activity is guided by the WPA Committee which is made up of Local Authorities and Housing Associations from across Wales.

WPA is backed by LHC, a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services in the UK, since 1966. All Contract Notices are issued on behalf of the WPA by LHC, who have an in-house team of technical procurement experts that produce and manage the frameworks.

WPA aims to deliver solutions for compliance, quality and best value and provides procurement and technical support and advice throughout the duration of our clients' projects. Any organisation that is publicly or partially publicly funded is eligible to utilise our frameworks.

If you would like any of the content of this brochure translated into Welsh please ask.  
Os hoffech i unrhyw ran o'r gynnwys y pamffled hwn gyfieithu i'r Gymraeg gofynnwch os gwelwch yn dda.

#### Welsh Procurement Alliance (WPA)

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🌐 WPA (Welsh Procurement Alliance)

## WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2023/S 000-017018, CAN 2024/S 000-006561

The Refurbishment and Modernisation (RM3) framework has been developed following ongoing engagement and consultation with the market and public sector organisations including housing associations and local authorities. This framework provides public sector organisations with an efficient, value for money procurement route to deliver important refurbishment, improvement and modernisation projects that ensure their buildings are well maintained and improves the lives of tenants and occupants within them.

With the variety of high quality national, regional and SME contractors appointed to this framework, RM3 provides an excellent choice for Clients to access a range of refurbishment and modernisation specialists to carry out works both within and around their domestic and non-domestic buildings.

Providing options to deliver specific projects via individual workstreams, or group multiple work types via a multi-disciplinary or whole house approach. This framework gives Clients the flexibility in how they deliver their projects whilst providing access to a quality contractor.

### Key benefits:

- ✓ Provides equal opportunities for suppliers of all sizes to promote local economic development
- ✓ Ability to deliver works in a domestic and non-domestic setting
- ✓ Flexible approach allowing additional works to be procured through multi-disciplinary lots
- ✓ Appointment of companies that can support Partners in delivering social value and community benefits

### About this framework

The replacement to the successful Whole House Refurbishment and Associated Works (WH2) framework, based on Client feedback, RM3 provides an enhanced offering over its predecessor by extending the scope of refurbishment and modernisation works to not just domestic buildings but also non-domestic buildings as well.

The framework was designed to provide public sector organisations with the ability to tailor the scope of work and delivery of projects, through either individual specialisms or the multi-disciplinary lots. While also providing Clients with the ability to use RM3 in conjunction with WPA's supply frameworks, such as Kitchens and Associated Products (K7), Doorsets, Fire Doors and Communal Entrance Doors (C8) and Windows & Doors - PVC-U & Timber (WD2).

The tender was carried out in strict accordance with the UK Public Contracts Regulations. Places on the framework were awarded to 16 companies across 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 **1st March 2024 to 29th February 2028**. Individual call-off projects can be completed beyond the four-year duration of the framework, as long as the project has been formally awarded prior to the framework expiry date.



# ABOUT THIS FRAMEWORK

## VISION FOR THE FRAMEWORK

### Our Vision for Refurbishment and Modernisation

A guiding principle in the development of Refurbishment and Modernisation (RM3) has been to support the public sector, local authorities and housing associations carry out essential refurbishment and modernisation works to raise the quality of both domestic and non-domestic building, increase living standards and share in our mission to improve lives and places for tenants and communities as efficiently as possible.

As with all our frameworks we achieve this by continuing to innovate 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, local authorities and housing associations.

Refurbishment and Modernisation (RM3) clearly demonstrates the benefits of early collaboration resulting in a comprehensive framework making high quality specialist firms available to the public sector with the options for increased flexibility and collaboration through individual specialists or multi-disciplinary options.

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



# ABOUT THIS FRAMEWORK



### Well-being of Future Generations

The Well-being of Future Generations Act gives us the ambition, permission and legal obligation to improve our social, cultural, environmental and economic well-being.

The Well-being of Future Generations Act requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change. Welsh Procurement Alliance is mindful to ensure that the Future Generations Act obligations are embedded into all our activity.

With the Well-being Goals in mind, WPA is committed to providing our clients with competitively tendered Framework Agreements for building works, goods and services and to delivering tangible social value and community benefits that meet local and regional needs. WPA work with our clients and Appointed Companies to ensure that wherever possible projects delivered using our frameworks leave a social legacy.



KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 1 - KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

Introduction and Scope

The following suppliers can support the provision of kitchen and bathroom installations including associated works.

Types of services will include but are not limited to:

- Replacement kitchen & bathrooms
  - Remodelling
  - Mould prevention and protection
  - Associated repair replastering and redecoration
- Electrical minor works and upgrades
  - Plumbing services
  - Heating services
  - Fire protection measures

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME's to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands	Lot Description
Project Value Band 1	£0 - £500k
Project Value Band 2	£500k to £2m
Project Value Band 3	£2m plus



KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Kitchens & Bathrooms with Associated Works – Project Value Band 1 £0 - £500k				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Anthony Dever Construction	✓			
Cardo (Central)			✓	✓
G Parry Home Improvements	✓	✓		
Joyner PA Cymru		✓	✓	✓
Kingfisher Developments (Wales)		✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓
Sureserve Energy Services UK				✓

Kitchens & Bathrooms with Associated Works – Project Value Band 2 £500k to £2m				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Anthony Dever Construction	✓			
Bell Group	✓	✓	✓	✓
Cardo (Central)			✓	✓
CLC Contractors	✓	✓	✓	✓
G Parry Home Improvements	✓	✓		
Ian Williams	✓	✓	✓	✓
Joyner PA Cymru		✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓
Sureserve Energy Services UK				✓

Kitchens & Bathrooms with Associated Works – Project Value Band 3 £2m plus				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Bell Group	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓





ELECTRICAL WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

PAINTING AND DECORATING

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 2 – ELECTRICAL WORKS

Introduction and Scope

The following suppliers can support the provision of electrical works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Rewire with improvements made to existing electrical systems
  - Replacement consumer units
  - Electric heating replacement and upgrades
- Fire protection measures
  - Energy efficiency works and upgrades - Smart controls / LED etc

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME’s to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands	Lot Description
Project Value Band 1	£0 - £500k
Project Value Band 2	£500k plus

Electrical Works - Project Value Band 1 £0 - £500k				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
CLC Contractors	✓	✓	✓	✓
G Parry Home Improvements	✓	✓		
Lightning Solutions (Wales)		✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓
Sureserve Energy Services UK	✓		✓	✓

Electrical Works - Project Value Band 2 £500k plus				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
CLC Contractors	✓	✓	✓	✓
Lightning Solutions (Wales)		✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓
Sureserve Energy Services UK	✓		✓	✓

WORKSTREAM 3 - PAINTING AND DECORATING

Introduction and Scope

The following suppliers have been appointed to provide painting and decorating works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Planned redecoration works and repairs
  - Repairs to structural and building elements
  - Internal and external re-decoration
- Communal works
  - Mould prevention and protection

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME’s to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands	Lot Description
Project Value Band 1	£0 - £500k
Project Value Band 2	£500k plus

Painting & Decorating - Project Value Band 1 £0 - £500k				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓

Painting & Decorating - Project Value Band 2 £500k plus				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓

# ENVIRONMENTAL & EXTERNAL WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

## WORKSTREAM 4 - ENVIRONMENTAL & EXTERNAL WORKS

### Introduction and Scope

The following suppliers have been appointed to provide environmental and external works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Demolition, excavation, and landscaping
- Brickwork & blockwork
- Drainage
- Concrete work
- Fencing, gates, metalwork & fabrication
- Carpentry & joinery
- Painting and decorating (external)

Environmental & External Works				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Cardo (Central)			✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓



# MULTI-DISCIPLINARY WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

## WORKSTREAM 5 - MULTI-DISCIPLINARY WORKS

### Introduction and Scope

The following suppliers have been appointed to provide multi-disciplinary works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Independent living adaptations
- Supply and renewal of heating & electric systems
- Mould prevention and protection
- Kitchens & bathroom replacement works
- External works
- Roofing
- Electrical install & rewiring
- Plumbing
- Painting & decorating
- Energy efficiency works and upgrades - Smart controls / LED etc
- Cladding - only covering low rise/low risk
- Renewal of windows and doors, including fire doors
- Fire protection measures

### Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME's to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands	Lot Description
Project Value Band 1	£0 - £750k
Project Value Band 2	£750k to £2.5m
Project Value Band 3	£2.5m plus

Multi-disciplinary Works - Project Value Band 1 £0 - £750k				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Anthony Dever Construction	✓			
Cardo (Central)			✓	✓
CJ Construction Wales			✓	✓
G Parry Home Improvements	✓	✓		
Joyner PA Cymru		✓	✓	✓
Kingfisher Developments (Wales)		✓	✓	✓
M&J Group	✓	✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
S R Building Solutions		✓	✓	✓



MULTI-DISCIPLINARY WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Multi-disciplinary Works - Project Value Band 2 £750k to £2.5m				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Anthony Dever Construction	✓			
Bell Group	✓	✓	✓	✓
Cardo (Central)			✓	✓
CLC Contractors	✓	✓	✓	✓
G Parry Home Improvements	✓	✓		
Ian Williams	✓	✓	✓	✓
Joyner PA Cymru		✓	✓	✓
M&J Group	✓	✓	✓	✓
P&P Building & Roofing Contractors		✓	✓	✓
Property Building Maintenance (Wales)		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓
Sureserve Energy Services UK	✓		✓	✓

Multi-disciplinary Works - Project Value Band 3 £2.5m plus				
Appointed Companies	North Wales	Mid Wales	South-West Wales	South-East Wales
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
P&P Building & Roofing Contractors		✓	✓	✓
R&M Williams (Holdings)		✓	✓	✓
Sureserve Energy Services UK	✓		✓	✓



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%		Price Weighting 30%	
General quality questions	20%	Adjustment on NHF SoRs	15%
Workstream specific technical questions	30%	Management Fees - Overheads & Profit	10%
Regional delivery questions - evidence of ability to service regional area and social value examples	20%	Day Rates	5%
70% Quality		30% Price	

Accreditations and Certifications

<b>Compliance with Equality Act 2010</b> Confirmatory statements demonstrating compliance with the Equality Act 2010 and adherence to promoting equality and diversity within their company.	<b>Environmental Management*</b> Compliance with BS EN ISO 14001
<b>Lot Specific Accreditations / Certification</b> Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are awarded to was required.	<b>Health and Safety*</b> Compliance with BS EN ISO 45001
	<b>Quality Management*</b> Compliance with BS EN ISO 9001

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

### Minimum Insurance Cover

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

Employer’s (Compulsory) Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Professional Indemnity	£1,000,000

### Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit, current liabilities and verified credit scoring via Creditsafe.

The results of this check were assessed on a pass/fail.

# CALL-OFF AWARD OPTIONS

## 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

WPA is part of LHC, a not-for-profit organisation, governed by public law, and a central purchasing body providing procurement services.

Over 300 publicly funded organisations throughout the UK currently use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings. The specific classes of public sector organisation authorised to use the framework include:

- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities

- Housing Associations and other Registered Social Landlords (RSLs)
- Health Authorities, Councils, Boards and Trusts
- Publicly funded schools
- Universities, colleges and other further education establishments
- Police authorities
- Fire and Rescue services
- Registered charities
- Government departments

**NB:** The framework can also be used by other organisations that are either publicly funded or have been given public funds and require a compliant procurement route.

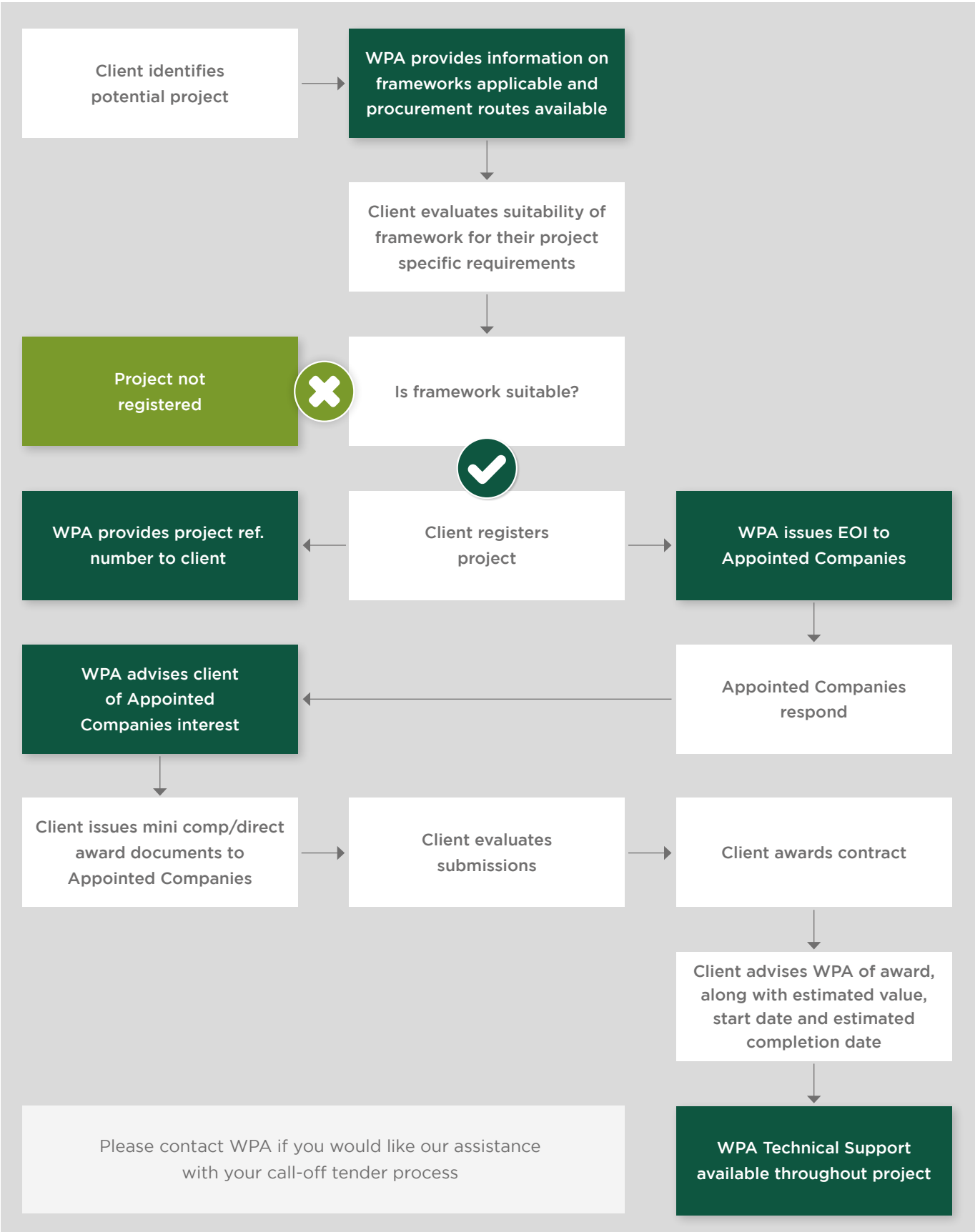
Details of those contracting authorities identified are listed at:  
[www.welshprocurement.cymru/who-we-work-with/](http://www.welshprocurement.cymru/who-we-work-with/)

## 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







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