



CYNGHRAIR  
CAFFAEL  
CYMREIG

WELSH  
PROCUREMENT  
ALLIANCE

## WHOLE HOUSE REFURBISHMENT AND ASSOCIATED WORKS

**FRAMEWORK CODE:** WH2

**FRAMEWORK TERM:**

2 March 2020 – 1st March 2024

**CN:** 2019/S 146-358703

**CAN:** 2020/S 047-112501









# FRAMEWORK SCOPE

In order to ensure that Companies invited to submit subsequent ITTs were capable, candidates were asked to submit a Qualitative Capability Questionnaire for each Lot that they applied for that asked them to provide details of either:

## Workstream 1 - Whole House Refurbishment Specialisms

- Kitchens and Bathrooms
- Landscaping
- Electrical Works
- Painting and 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.

The framework scope allows for refurbishment works to all types of dwellings/residences including:

- tenanted and leasehold housing properties including low-rise, medium rise and tower blocks
- sheltered housing
- care homes
- student accommodation
- market rent properties



# APPOINTED COMPANIES











REGIONAL LOTS

WORKSTREAM 1

£250,000 to £2million

NORTH WALES

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	M&Y Maintenance and Construction	CLC Contractors	CLC Contractors
Ian Williams	Novus Property Solutions	M&Y Maintenance and Construction	Ian Williams
M&Y Maintenance and Construction		Novus Property Solutions	Novus Property Solutions
Novus Property Solutions		OpenView Security Solutions	
Truline Construction & Interior Services			

MID WALES

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Ian Williams	Novus Property Solutions	Jefferies	Ian Williams
Jefferies		Novus Property Solutions	Jefferies
Novus Property Solutions			Novus Property Solutions

SOUTH WEST WALES

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
Ian Williams	Novus Property Solutions	Jefferies	Ian Williams
Jefferies	P.B.M. Wales	Novus Property Solutions	Jefferies
Mi-space (UK)		OpenView Security Solutions	Novus Property Solutions
Novus Property Solutions		P.B.M. Wales	P.B.M. Wales
P.B.M. Wales			

SOUTH EAST WALES

Kitchens & Bathrooms	Landscaping	Electrical Works	Painting & Decorating
CLC Contractors	Novus Property Solutions	CLC Contractors	CLC Contractors
Ian Williams	P.B.M. Wales	Jefferies	D R Jones Yeovil
Jefferies		NKS Contracts (Central)	Ian Williams
Mi-space (UK)		Novus Property Solutions	Jefferies
NKS Contracts (Central)		OpenView Security Solutions	Novus Property Solutions
Novus Property Solutions		P.B.M. Wales	P.B.M. Wales
P.B.M. Wales			

WORKSTREAM 2

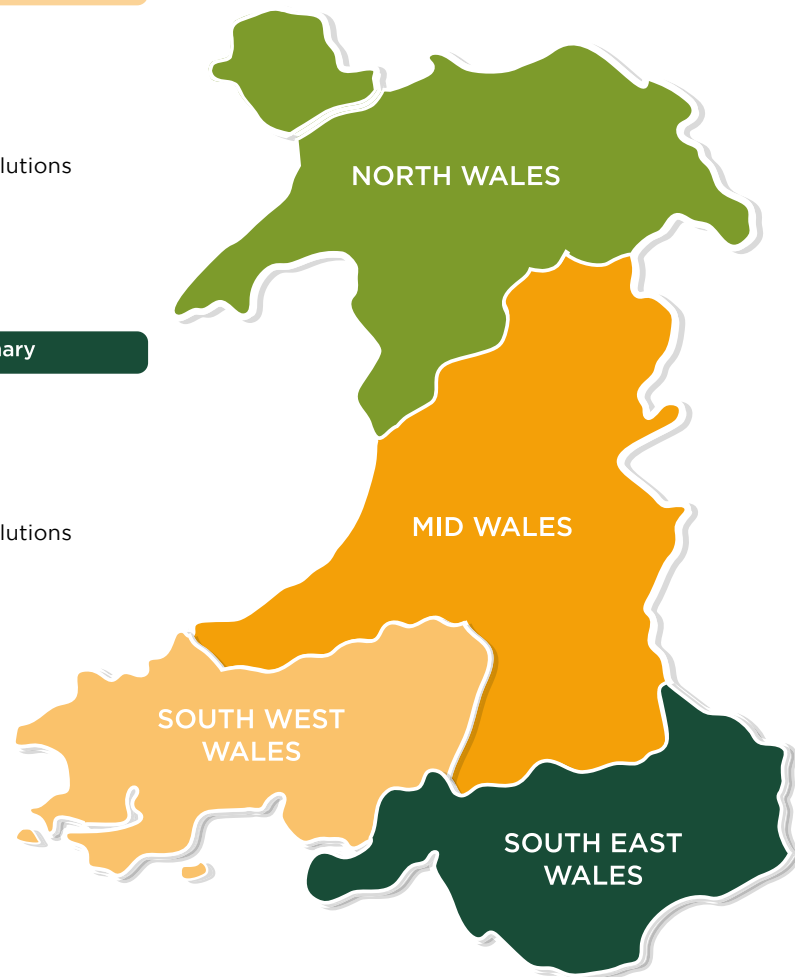
£250,000 to £2million      £1.5million to £5million

Multi-Disciplinary	Multi-Disciplinary
AYM Services	AYM Services
CLC Contractors	CLC Contractors
Ian Williams	Ian Williams
Novus Property Solutions	OpenView Security Solutions
OpenView Security Solutions	Sustainable Building Services (UK)
Sustainable Building Services (UK)	Wates Construction

Multi-Disciplinary	Multi-Disciplinary
Ian Williams	Ian Williams
Novus Property Solutions	Novus Property Solutions
	OpenView Security Solutions
	Wates Construction

Multi-Disciplinary	Multi-Disciplinary
AYM Services	AYM Services
Ian Williams	Ian Williams
Mi-space (UK)	Mi-space (UK)
Novus Property Solutions	OpenView Security Solutions
OpenView Security Solutions	United Living (South)
P.B.M. Wales	Wates Construction

Multi-Disciplinary	Multi-Disciplinary
CLC Contractors	AYM Services
Ian Williams	CLC Contractors
Joyner PA (Cymru)	Ian Williams
Mi-space (UK)	OpenView Security Solutions
Novus Property Solutions	United Living (South)
OpenView Security Solutions	Wates Construction
P.B.M. Wales	



# 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.

## Supplementary Quality Questions

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

- three relevant case studies 30%
- technical capability 30%
- social value 20%
- 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**).

40%  
PRICING



60%  
QUALITY

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

## PROCUREMENT AND PROJECT SUPPORT

WPA 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.welshprocurement.cymru](http://www.welshprocurement.cymru)**



# 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, NEC3/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 200 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:** this is not a definitive list of potential users. Please contact WPA for a full list of eligible organisations.



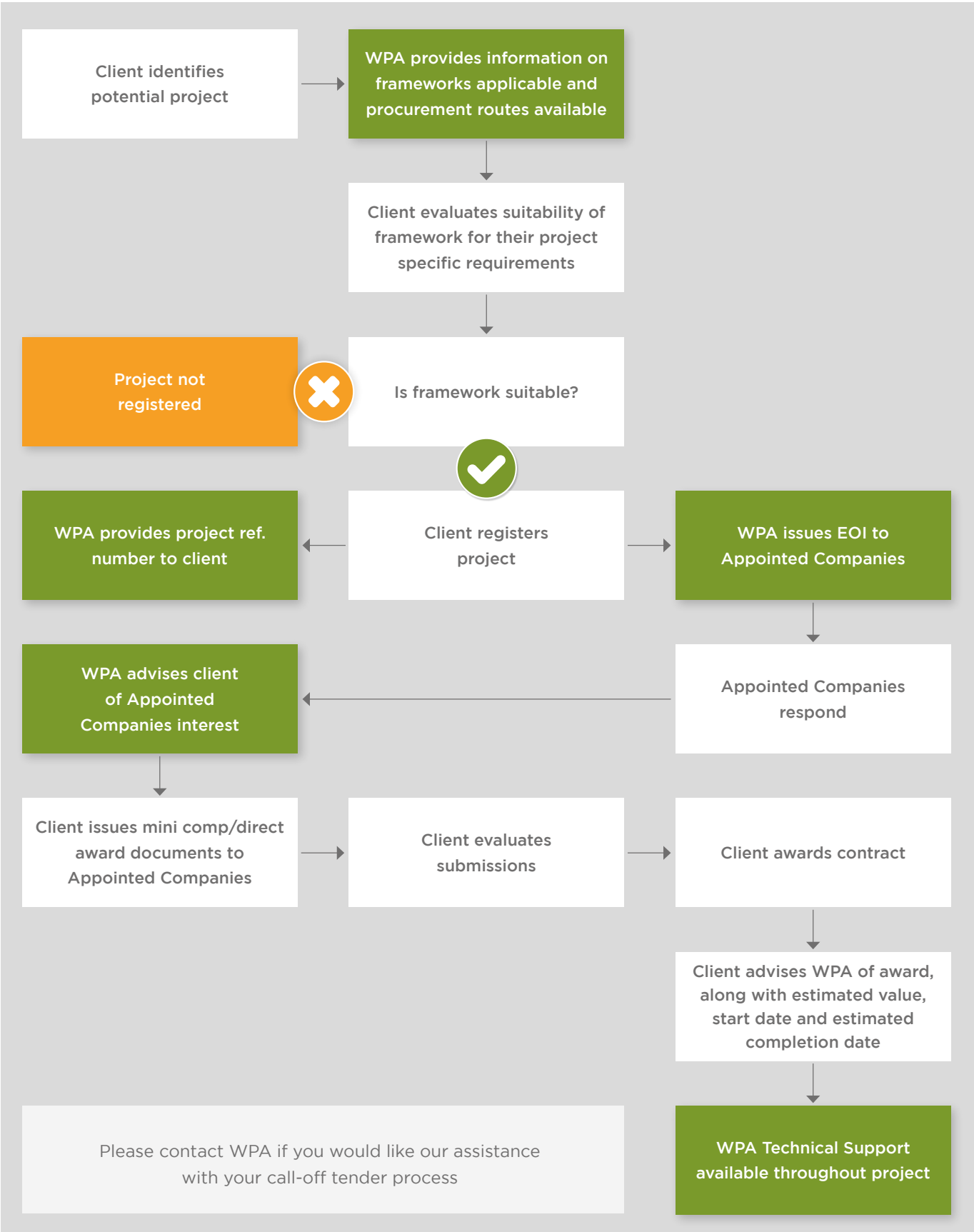
## ACCESSING THE FRAMEWORK

Companies appointed to WPA 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, WPA 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](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# EASY GUIDE TO USING WPA FRAMEWORKS





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In association with:



Trusted procurement for  
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