



CYNGHRAIR
CAFFAEL
CYMREIG

WELSH
PROCUREMENT
ALLIANCE

New Homes for Wales

8TH JULY 2025 TO 7TH JULY 2029

H2W Framework Guide



Constructing Excellence
Gold Standard Verified

Improving lives and places
through quality procurement solutions

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 LHCPG, 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 LHCPG, 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 while providing procurement, 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)

Tredomen Innovation & Technology Centre | Tredomen Park | Ystrad Mynach | CF82 7FQ

☎ 02922 802 476

✉ info@welshprocurement.cymru

✉ @WelshProcure

🌐 WPA (Welsh Procurement Alliance)

WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2024/S 000-038771 CAN 2025/S 000-039554

The New Homes for Wales Framework is the successor to the previous North & Mid Wales and South Wales Framework and has been developed following extensive pre-tender engagement and collaboration within the sector.

The framework is designed to support local authorities and housing associations, in delivering the ambitious housebuilding targets set by the Welsh Government.

The framework also includes a demolition lot, clearing sites for a variety of further uses.

The framework has been designed to be flexible and is future-proofed against the changes within the sector to ensure it remains relevant during its four year duration. With the challenges of achieving A rated dwellings and beyond, local authorities and housing associations need a robust, compliant and efficient option to deliver the work required.

About this framework

The framework will be used for the building of all types of housing, including bungalows, flats, apartments, care homes, sheltered and shared accommodation. The framework will cover all forms of tenure including any homes for sale as part of developments.

Development Agreements

Contracting Authorities may award development agreements through the framework.

As the framework includes the option for a Direct Award to an Appointed Company, a Contracting Authority can award a Developer Agreement directly to an Appointed Company where they are able to offer land in a suitable area and are able to carry out the works on the site.

In line with the Public Procurement Regulations 2015 (Regulation 2 (1) PCR 2015 and Art. 2 (1) (6)(c) 2014 Directive) Public Works contracts means public contracts which have as their object any of the following:

- the execution, or both the design and execution, of a work;
- the realisation, by whatever means, of a work corresponding to the requirements specified by the contracting authority exercising a decisive influence on the type or design of the work.

The tender was carried out in strict accordance with the UK Public Contracts Regulations 2015. Places on the framework were awarded to 40 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 **8th July 2025 to 7th July 2029**. 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 New Homes for Wales

All our frameworks are developed to meet and exceed the needs of the Constructing Excellence Gold Standard Verification for public sector frameworks, via the Constructing Excellence ‘Constructing the Gold Standard Verification Scheme’.

We are very proud to now be verified as one of only six framework providers out of more than 2000 in the UK, and the only one to implement this nationwide across five regions.

We pride ourselves on our longstanding 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.



The principle aim for the framework throughout its development has been to provide the public sector with a substantial and high-quality framework that provides support to the sector challenges faced when procuring new build residential works.

The Welsh Government has set the sector a challenging target of delivering 20,000 new homes for social rent and this framework is supporting that challenge.

This framework is continuing our recent theme to have been created with key strategic social value objectives and a set of key measurements for all organisations appointed to the framework. It is a vital step forward for us to ensure we deliver on our social value commitments and continue in our goal of ‘Improving Lives and Places’.

ABOUT THIS FRAMEWORK

SOCIAL VALUE COMMITMENTS

The H2W framework and social value commitments

Our Social Value Strategy commits LHCPG and our appointed companies to clearly define the social value that can be

delivered through our frameworks, and the system for measuring and monitoring it.

Our procurement frameworks will retain their current level of excellence in providing the highest quality solutions.

Welsh Procurement Alliance will further maximise the positive impact of our ‘not-for-profit’ status by influencing and measuring how projects delivered through our frameworks enhance the benefits we provide for our communities.

Our frameworks will become further differentiated by an increased focus on social value aligned to our overall vision of ‘Improving Lives and Places’

The New Homes for Wales Framework has been created with key strategic social value objectives in mind, aligning them to a set of key measurements.

All organisations appointed to this framework will be expected to work with WPA and our Clients to help identify, deliver and capture social value outcomes associated with the delivery of projects that are awarded through the framework.

The key social value sub-priorities that align with this framework are highlighted in the social value wheel diagram on the right.



“We’re proud to introduce – for the first time - specific social value targets that are connected to the delivery of our frameworks. It’s a vital step forward in ensuring we deliver our social value commitments and continue on our mission of Improving Lives and Places.”

George Stevens - Director of Communities at LHC Procurement Group

Workstream 1 - Construction

- New build housing projects (housing, bungalows, flats, apartments etc.)
 - Accommodation (sheltered accommodation, care homes, extra care e.g. dementia, student accommodation etc.)
 - Conversions to form new dwellings, flats, bedsits etc.
 - Any joint ventures, partnerships and such like between contracting authorities and principal contractors.
- Package deals between contracting authorities and contractors.
 - Community facilities as part of a wide construction project. E.g. parks, playgrounds, community centres, schools etc.
 - The provision of commercial units as part of a construction project. E.g. a mixed-use scheme of domestic dwellings and commercial premises.
 - Private housing, including shared ownership, homes for sale etc.

Workstream 1a - Micro Lot (1-5 Units)					
Appointed Companies	North West Wales	North East Wales	Mid Wales	South-West Wales	South-East Wales
Best Construction	✓	✓			
Brynbuild		✓			
Jamson Estates			✓	✓	
Kingfisher Developments (Wales)			✓	✓	✓
NWPS Construction	✓	✓			
OBR Construction			✓		
SWG Construction (Build & Renovate)	✓	✓	✓		
Thomas Homes West				✓	✓
Synergy Construction Management					✓
Henstaff Construction					✓



Workstream 1b - Small Lot (6-15 Units)					
Appointed Companies	North West Wales	North East Wales	Mid Wales	South-West Wales	South-East Wales
Best Construction	✓	✓			
Brynbuild	✓	✓			
Gareth Morris Construction	✓	✓	✓		
Henstaff Construction					✓
Ian Thomas Construction Services			✓	✓	✓
J. Harper & Sons (Leominster)			✓		✓
Jamson Estates			✓	✓	
Kingfisher Developments (Wales)			✓	✓	✓
Langstone Construction Group				✓	✓
NWPS Construction	✓	✓			
OBR Construction	✓	✓	✓		
P&P Building & Roofing Contractors			✓		✓
Pendragon Design and Build			✓		✓
Sterling UK Construction			✓	✓	✓
SWG Construction (Build & Renovate)	✓	✓	✓		
Thomas Homes West				✓	✓
Your Space Projects			✓	✓	✓



WORKSTREAM 1

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Workstream 1c - Medium Lot (16-49 Units)					
Appointed Companies	North West Wales	North East Wales	Mid Wales	South-West Wales	South-East Wales
@Home MMC	✓	✓	✓	✓	✓
Beech Developments (NW)	✓	✓			
Castle Green Homes	✓	✓			
Castlemead Group	✓	✓			
Encon Construction					✓
Enevate Homes	✓	✓			
Gareth Morris Construction	✓	✓	✓		
J. Harper & Sons (Leominster)			✓		
JG Hale Group			✓	✓	✓
Jones Brothers (Henllan)				✓	✓
K&C Construction	✓	✓	✓		
Langstone Construction Group				✓	✓
Lovell Partnerships	✓	✓		✓	✓
Morganstone				✓	✓
OBR Construction	✓	✓			
Sterling UK Construction			✓	✓	
Wates Residential Construction			✓	✓	✓
Williams Homes Bala	✓	✓	✓	✓	✓
Willis Construction			✓		✓
Wynne Construction	✓	✓	✓	✓	✓



WORKSTREAM 1 AND 2

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Workstream 1d - Large Lot (50+ Units)					
Appointed Companies	North West Wales	North East Wales	Mid Wales	South-West Wales	South-East Wales
@Home MMC	✓	✓	✓	✓	✓
Beech Developments (NW)	✓	✓			
Castle Green Homes	✓	✓			
Countryside Properties (UK)					✓
Edenstone Homes				✓	
Encon Construction					✓
JG Hale Group			✓	✓	✓
Jones Brothers (Henllan)				✓	✓
K&C Construction	✓	✓	✓		
Lovell Partnerships	✓	✓		✓	✓
Morganstone				✓	✓
Wates Residential Construction			✓	✓	✓
Williams Homes Bala	✓	✓	✓	✓	
Willis Construction			✓		✓
Wynne Construction	✓	✓	✓	✓	✓

Workstream 2 - Demolition

- Demolition
 - Site clearance
 - Diversion and/or disconnection of existing site services
 - Geotechnical and exploratory ground investigation and surveys
 - Separation from existing buildings
- Decontamination.
 - Ground improvement and/or compaction.
 - Creation of access routes, ramps, security provisions and signage
 - Provision of utilities to the site (temporary or permanent)

Micro Lot - Lot 1a					
Appointed Companies	North West Wales	North East Wales	Mid Wales	South-West Wales	South-East Wales
Bond Demolition	✓	✓	✓	✓	✓
Haywood Crushing Demolition	✓	✓	✓	✓	✓
J2R Demolition	✓	✓	✓	✓	✓
Jamson Estates			✓	✓	
Merthyr Salvage	✓	✓	✓	✓	✓
Walters UK			✓	✓	✓

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

Quality Weighting 70%

Technical and Quality questions. Bidders for the construction lots were asked questions in relation to the following;

• Organisational management team and the ability to deliver

• Management of Projects, Risks, Health & Safety and Quality.

• Environmental Management

• Innovation & cost management (For medium and large lots only)

40%

Price Weighting 30%

For the construction lot, the price was broken down in to:

• Prices based on WDQR housetypes, e.g. 3B5P

• Overheads and Profit

• Schedule of rates for associated works

For the demolition lot, the price was broken down in to:

• Overheads and Profit

• Day rates for key personnel

70% Quality

30% Price



Regional Capability

These questions required the bidders to demonstrate how they apply their resources and management processes to deliver projects within Wales.

25%

Social Value

Emphasis on contractors of their ability to deliver social value outcomes to partners which align to the 7 wellbeing goals of the Wellbeing of Future Generations Act

5%

10

welshprocurement.cymru

EVALUATION

WEIGHTING, ACCREDITATION AND CERTIFICATIONS

Accreditations and Certifications

In order to be considered eligible for this Framework, Appointed Companies were required to evidence that they had the relevant health and safety, environmental, equality and quality systems as listed below:

<div><div>Compliance with Equality Act 2010</div><div>Confirmatory statements demonstrating compliance with the Equality Act 2010 and adherence to promoting equality and diversity within their company.</div></div>	<div><div>Environmental Management*</div><div>Compliance with BS EN ISO 14001</div></div>
<div><div>Quality Management*</div><div>Compliance with BS EN ISO 9001</div></div>	<div><div>Health and Safety*</div><div>Compliance with BS EN ISO 45001</div></div>

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

Membership of the National Federation of Demolition Contractors (NFDC). This applies to Workstream 2 only. Bidders were not required to hold NFDC when bidding but are required to have it in place prior to the award of any projects via the framework.

Insurance Cover and Turnover

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

Workstreams (WS)	Lot No	Description	Employer's Liability	Public Liability	Product Liability	Professional Indemnity	Minimum Turnover
WS1 - Construction	1a	Micro (1-5 Units)	£5m	£5m	£1m	£1m	£500,000
	1b	Small (6-15 Units)	£5m	£5m	£1m	£1m	£1m
	1c	Medium (16-49 Units)	£10m	£10m	£2m	£2m	£5m
	1d	Large (50+ Units)	£10m	£10m	£2m	£2m	£7.5m
WS2 - Demolition			£5m	£5m	N/A	£1m	£750,000

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 these checks were assessed on a pass/fail.

H2W New Homes for Wales

11

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 LHCPG, 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 LHCPG 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.

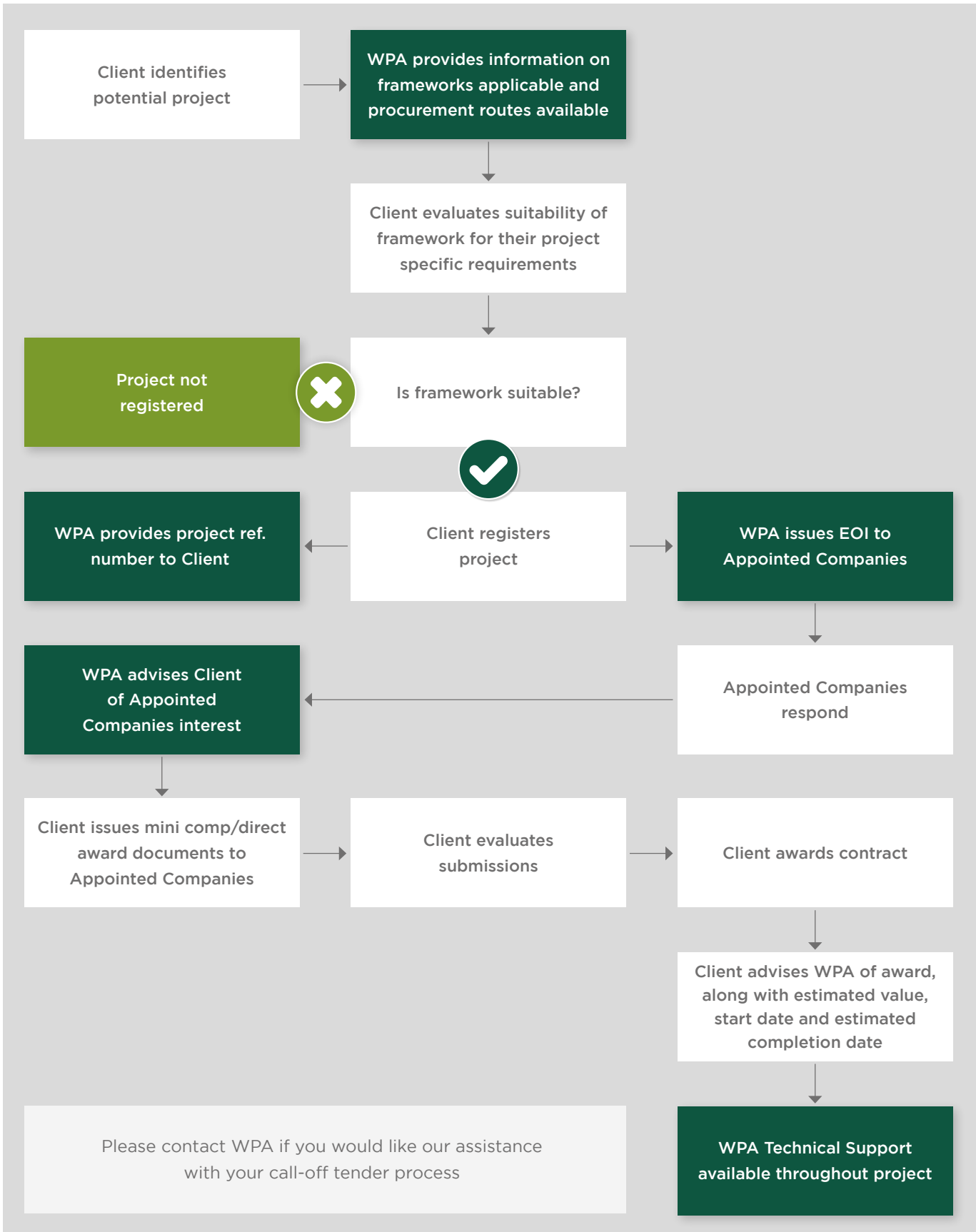
Details of those contracting authorities identified are listed at:
www.welshprocurement.cymru/who-we-work-with/

GENERAL TERMS AND CONDITIONS

LHCPG uses the FAC-1 standard form of contract to manage our frameworks. The LHCPG 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 LHCPG 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: LHCFA2516102017.

THE PROCESS OF USING OUR FRAMEWORK





CYNGHRAIR
CAFFAEL
CYMREIG | WELSH
PROCUREMENT
ALLIANCE



WPA

Tredomen Innovation & Technology Centre |
Tredomen Park | Ystrad Mynach | Hengoed | CF82 7FQ

In association with:

LHC
PROCUREMENT GROUP

02922 802 476



info@welshprocurement.cymru



@WelshProcure



linkedin.com/company/wpa-welsh-procurement-alliance

