CYNGHRAIR CAFFAEL CYMREIG | WELSH PROCUREMENT ALLIANCE

Asset Safety & Compliance

4TH SEPTEMBER 2023 TO 3RD SEPTEMBER 2027

18TH SEPTEMBER 2023 TO 17TH SEPTEMBER 2027

(Workstream 4a Gas Safety - Domestic)



ASC1 Framework Guide

Working together to deliver better buildings, homes and communities

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.

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WPA (Welsh Procurement Alliance)

WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2023/S 000-002838, CAN 2023/S 000-026109,
CAN 2023/S 000-027821 (WS4a – Gas Safety – Domestic)

The Asset Safety and Compliance (ASC1) Framework was designed to offer a suite of asset safety and compliance support to help the public sector meet government guidelines and legal responsibilities relating to building life safety and maintenance.

What was clear throughout our engagement process was a requirement for a comprehensive suite of asset safety and compliance disciplines in a single framework designed to offer an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies to source specialist suppliers who can provide a full suite of asset safety and compliance support services.

Key features:

- ✓ Suite of asset safety and compliance disciplines providing a method to meet government guidelines regarding life safety, property protection and maintenance
- ✓ Access to a pool of consultancy and compliance-related expertise through a single framework
- ✓ Access to consultancy and surveying specialists for the management and removal of asbestos
- ✓ Access to expertise in property protection, water management, gas safety and heating servicing, asbestos and electrical testing.

About this framework

Throughout our extensive pre-tender engagement (PTE) process our clients in the public sector acknowledged the positive contribution our existing frameworks in property protection (V7), asbestos services (AS2) and water management (WM1) have made in delivering effective life safety systems in the management and maintenance of their assets and resulting benefits to their tenants and building users.

Our response has been to combine these services and enhance the framework offering further with two additional workstreams covering gas safety, heating, electrical inspection, testing and servicing in both commercial and residential settings. The result is a framework designed to offer a comprehensive and wide-ranging suite of services to the public sector to assist in meeting building life safety and maintenance, government guidelines and legal responsibilities with the flexibility to meet their needs and community priorities more effectively.

The tender was carried out in strict accordance with the UK Public Contracts Regulations. Places on the framework were awarded to 36 different suppliers in 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 **4th September 2023 to 3rd September 2027**, while workstream 4a Gas Safety - Domestic runs from **18th September 2023 to 17th September 2027**. 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.

ABOUT THIS FRAMEWORK
VISION FOR THE FRAMEWORK

Our Vision for Asset Safety and Compliance

A guiding principle in the development of Asset Safety and Compliance (ASC1) has been to support the public sector in meeting their obligations under government guidelines and legal responsibilities in the area building life safety, maintenance, and compliance as efficiently as possible.

As with all our frameworks we achieve this by striving 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 and their communities.

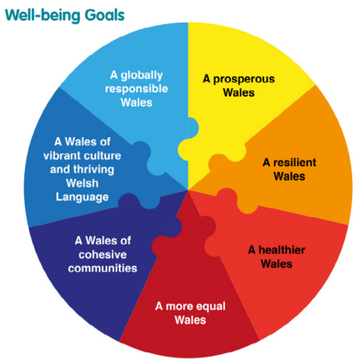
Asset Safety and Compliance (ASC1) clearly demonstrates the benefits of early collaboration resulting in a comprehensive framework making high quality specialist firms available to the public sector, working together to improve asset and building safety for building occupants and communities.

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





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.

APPOINTED COMPANIES

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ASBESTOS CONSULTANCY, SURVEYS, TESTING & REMOVAL

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 1 - ASBESTOS CONSULTANCY, SURVEYS TESTING & REMOVAL

The following suppliers have been appointed to help our Partners in the public sector manage the risk from asbestos in their properties and fulfil their duties as landlords, in line with regulatory requirements.

Lot 1a - Asbestos Consultancy

North Wales	Mid Wales	South West and South East Wales
Allium Environmental	Allium Environmental	Allium Environmental
Bradley Environmental Consultants	Enquin Environmental	Enquin Environmental
Enquin Environmental	Environtec	Environtec
Environtec	HSL Compliance	HSL Compliance
Life Environmental Services	Leftfield Environmental	Life Environmental Services
SGS United Kingdom	Life Environmental Services	SGS United Kingdom
SOCOTEC Asbestos	SOCOTEC Asbestos	SOCOTEC Asbestos
Tersus Consultancy	Tersus Consultancy	Tersus Consultancy

Lot 1b - Asbestos Surveys & Testing

North Wales	Mid Wales	South West and South East Wales
Allium Environmental	Allium Environmental	Allium Environmental
Bradley Environmental Consultants	Enquin Environmental	Enquin Environmental
Enquin Environmental	Environtec	Environtec
Environtec	HSL Compliance	HSL Compliance
HSL Compliance	Leftfield Environmental	Life Environmental Services
Life Environmental Services	Life Environmental Services	PHH Environmental UK
Pennington Choices	PHH Environmental UK	SGS United Kingdom
SGS United Kingdom	SOCOTEC Asbestos	SOCOTEC Asbestos
SOCOTEC Asbestos	Tersus Consultancy	Tersus Consultancy
Tersus Consultancy	--	--

Lot 1c - Asbestos Removal & Disposal Works

North Wales	Mid Wales	South West and South East Wales
AA Woods	A&D Environmental Services	AA Woods
A&D Environmental Services	Aspect Contracts	Aspect Contracts
Aspect Contracts	Rhodar Industrial Services	Rhodar Industrial Services*
Rhodar Industrial Services	Severn Insulation Co	Severn Insulation Co
Severn Insulation Co	Shield Environmental Services	Shield Environmental Services
Shield Environmental Services	--	--

*Excluding South West Wales

PROPERTY PROTECTION & ASSOCIATED SERVICES

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 2 - PROPERTY PROTECTION & ASSOCIATED SERVICES

The following suppliers have been appointed to provide property protection and associated services in all properties applicable to our Partners organisations building stock/assets.

Services will include but are not limited to:

- Steel Security Screens and Doors
- Barricades and Fencing
- Utilities shut off, drain down and recommission
- Boarding Up Services
- Alarms monitored by an Alarm Response Centre (ARC)
- Cleaning and Clearance Services
- Mould Treatment and Management
- Specialist cleaning and pest control

Lot 2a - Property Protection and Associated Services

North Wales	Mid Wales	South West and South East Wales
SPS Doorguard	SPS Doorguard	SPS Doorguard
Orbis Protect	Orbis Protect	Orbis Protect
VPS (UK)	VPS (UK)	VPS (UK)



WATER TESTING, TREATMENT & MANAGEMENT

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 3 - WATER TESTING, TREATMENT & MANAGEMENT

The following suppliers have been appointed to provide specialist services for the testing of legionella and other water borne pathogens and the management of the WPA Client's water systems throughout a diverse portfolio of domestic and commercial buildings across the UK.

Lot 3a - Water Hygiene Testing and Consultancy

North Wales	Mid Wales	South West and South East Wales
HSL Compliance	HSL Compliance	HSL Compliance
Integrated Water Services	Integrated Water Services	Integrated Water Services
J&D Water Consultants	J&D Water Consultants	J&D Water Consultants
MSS Water	MSS Water	MSS Water
SMS Environmental	SMS Environmental	SMS Environmental

Lot 3b - Water System Maintenance, Remedials and Associated Services

North Wales	Mid Wales	South West and South East Wales
HSL Compliance	HSL Compliance	HSL Compliance
Integrated Water Services	Integrated Water Services	Integrated Water Services
J&D Water Consultants	J&D Water Consultants	J&D Water Consultants
MSS Water	MSS Water	MSS Water
SMS Environmental	SMS Environmental	SMS Environmental

HEATING & AIR CONDITIONING COMPLIANCE, SERVICING

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 4 - HEATING & AIR CONDITIONING COMPLIANCE, SERVICING & MAINTENANCE

The following suppliers have been appointed to provide specialist services for annual safety inspection, maintenance and compliance of heating and air conditioning systems.

Lot 4a - Gas Safety & Heating Systems Inspection, Servicing & Remedial (Domestic) (Inc. Other heating fuels if offered but not mandatory)

North Wales	Mid Wales	South West and South East Wales
Liberty Group	Liberty Group	K S Barry (Plumbing & Heating)
PH Jones	PH Jones	Liberty Group
Robert Heath Heating	Robert Heath Heating	PH Jones
--	--	Robert Heath Heating
--	--	Warmserve Services
--	--	Westward Energy Services

HEATING & AIR CONDITIONING COMPLIANCE, SERVICING

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Lot 4b - Gas Safety & Heating Systems Inspection, Servicing & Remedial (Commercial) (Inc. Other heating fuels if offered but not mandatory)

North Wales	Mid Wales	South West and South East Wales
Kimpton	Liberty Group	K S Barry (Plumbing & Heating)
Liberty Group	Lorne Stewart	Liberty Group
Lorne Stewart	--	Lorne Stewart
--	--	Warmserve Services
--	--	Westward Energy Services

Lot 4d - HVAC (Air Conditioning) Servicing and Maintenance

North Wales	Mid Wales	South West and South East Wales
Kimpton	Lorne Stewart	Lorne Stewart
Lorne Stewart	--	--

ELECTRICAL FIXED WIRE TESTING AND ASSOCIATED ELEMENTS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 5 - ELECTRICAL FIXED WIRE TESTING AND ASSOCIATED ELEMENTS

The following suppliers have been appointed to provide Electrical Installation Condition Reports (EICR) to both domestic and non-domestic properties as may be required but also to offer `In Service Inspection and Testing of Electrical Equipment` (PAT Testing) in both domestic and non-domestic properties as may be required by WPA Clients.

Lot 5a - Fixed Wire Testing and Associated Elements

North Wales	Mid Wales	South West and South East Wales
Liberty Group	Liberty Group	Liberty Group
PHS Compliance	PHS Compliance	PHS Compliance
--	--	Phillips Services (Wales)
--	--	Tremorfa

Lot 5b - Portable Appliance Testing

North Wales	Mid Wales	South West and South East Wales
PHS Compliance	PHS Compliance	PHS Compliance
--	--	Phillips Services (Wales)



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%

General quality questions – business continuity, complaints escalation etc – 20%

Regional delivery questions – evidence of ability to service regional area and social value examples 20%

Lot specific technical quality questions – to demonstrate experience in carrying out the type of works via competency of workforce, scenarios, and evidence of relevant past projects 30%

Price Weighting 30%

Consultancy Lots – Priced hourly, and day rates

For Inspections and Maintenance – Lot specific pricing structure includes elements of the schedule of day rates, overheads and profits.

The Bidder with the lowest total price for each regional area within a lot will achieve the highest price score for that regional area within the lot, and higher priced Bidders' scores will be indexed against the lowest priced Bidder.

30%

70% Quality | **30% Price**

Accreditations and Certifications

Environmental Management*

The relevant accredited certificated scheme in compliance with BS EN ISO 14001 or equivalent.

Health and Safety*

The relevant accredited certificated scheme in compliance with ISO 45001 or equivalent.

Lot Specific Accreditations / Certification

Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are applying for will be required.

Quality Management*

The relevant accredited certificated scheme in compliance with BS EN ISO 9001 or equivalent.

Compliance with Equality Act 2010

Confirmatory statements they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.

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

EVALUATION
CRITERIA CONTINUED

Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit and current liabilities and checked via Creditsafe. The results of this check were assessed on a pass/fail basis.

Minimum Insurance Cover

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

All suppliers are required to have £5m Employers Liability Insurance and £5m Public Liability Insurance. Asbestos consultants, water management consultants and electrical testing companies are also expected to have £2m Professional Indemnity Insurance.

Companies on the workstreams for heating servicing and electrical testing will also have £2m Product Liability Insurance.



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

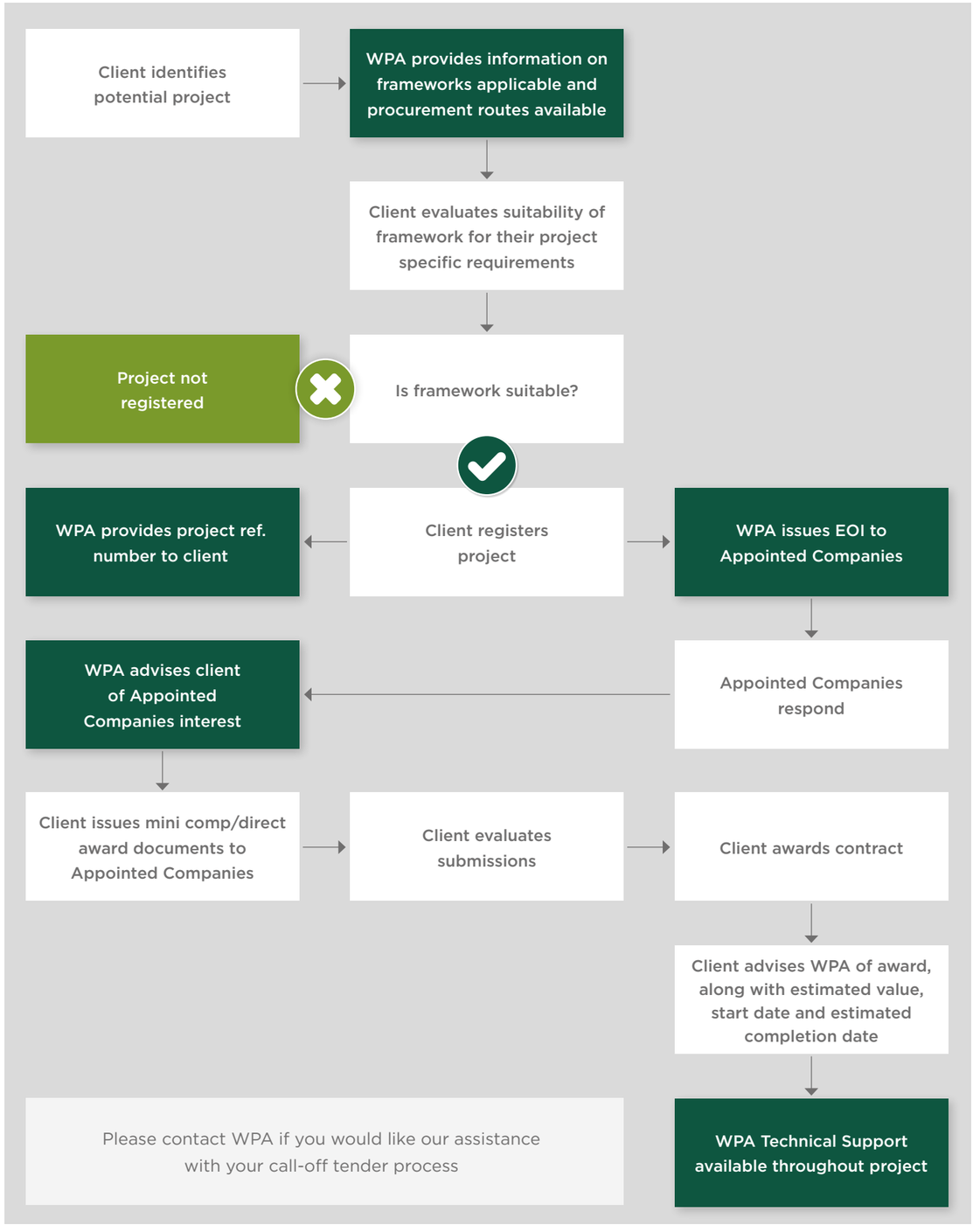
NB: The framework can also be used by other organisations that are either publicly funded or have been given public funds and require a compliant procurement route.

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

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 and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK



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