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Planning

New Build Housing Construction Framework

LHC on behalf of the Scottish Procurement Alliance (SPA)

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-000706

Procurement identifier (OCID): ocds-h6vhtk-028a16

Published 13 January 2021, 5:16pm

Section I: Contracting authority

I.1) Name and addresses

LHC on behalf of the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

Email

procurement@lhc.gov.uk

Telephone

+44 1506894395

Country

United Kingdom

NUTS code

UKM - SCOTLAND

Internet address(es)

Main address

<http://www.scottishprocurement.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public sector framework provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Build Housing Construction Framework

Reference number

H2

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This is a prior information notice to provide advance warning and awareness of an upcoming tender LHC intends to issue to establish a framework agreement for the construction of new build housing projects.

LHC is currently in the pre-planning phase for the procurement of a new build housing construction framework that will be procured on behalf of LHC, the Scottish Procurement Alliance (SPA), and Consortium Procurement Construction (CPC).

The framework will replace the current New Build Housing Framework Agreement (H1) currently available from the SPA and will be a new framework offering for both LHC and CPC.

LHC/SPA anticipates a wide range of projects being delivered under the framework, from single smaller sites to complex multi site projects, and this will be reflected in the lot structure that will be put in place. It is anticipated the scope will include the following types of new build housing projects:

- Traditional housing - houses, bungalows, flats, apartments
- Sheltered accommodation
- Care homes
- Student accommodation
- Rooftop developments
- Low/medium/high rise/tower blocks
- Key worker accommodation
- Net Zero Carbon buildings
- Mixed use sites i.e. primarily housing but may also contain community or commercial

buildings

- Development agreements and land purchases
- Associated civil engineering and infrastructure works (where required for development of a new build housing site)

The framework will cover the geographical areas of Scotland, North and Central England and London and South East England. The framework will not be available within Wales or the South West of England.

LHC will be delivering market engagement webinars for interested Contractors to introduce our initial plans for the new framework in early February. Following the webinars interested parties will be able to book an individual discussion call with representatives of either the SPA, CPC or LHC team whereby we will seek to gain feedback from the market on the proposed framework before finalising the framework scope and structure and issuing the tender in May/June 2021.

The webinars are proposed to be on the following dates:

8th February at 2pm

9th February at 2pm

11th February at 10am

To register your early interest in the framework and to get further updates please click the link below and then click 'register an interest in this opportunity' (you will need to be registered and logged in) and LHC will message you via the Proactis portal with further information, updates and instructions with regards the market engagement outlined.

<https://procontract.due-north.com/AdvertiserId=c0edae68-ce54-eb11-8106-005056b64545&p=8b355dc0-f604-e711-80dd-005056b64545>

II.1.6) Information about lots

This contract is divided into lots: Yes

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

LHC intend to have a number of distinct workstreams reflecting the different types of new build housing that will be able to be delivered through the framework Agreement. The following represents LHC's initial thoughts but will be refined follow market consultation

and therefore the below may not represent the lot structure in the final tender issued.

Workstream 1 - New build housing - low rise up to 11m to top floor height.

Workstream 2 - High rise developments with floor heights above 11 m.

Workstream 3 - Construction of care homes

Workstream 4 - Refurbishment, conversions, extensions and adaptations

Workstream 5 - Groundworks and preparation for new build site

Workstream 6 - Major Infrastructure for new build housing

Within each workstream there may be multiple lots with increasing project value bands or individual dwelling volumes.

Within each lot there will be multiple geographical areas that bidders can apply for.

II.2) Description

II.2.1) Title

Workstream 5 - Groundworks and preparation for new build sites

Lot No

5

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work

II.2.3) Place of performance

NUTS codes

- UKM - SCOTLAND

II.2.4) Description of the procurement

Workstream 5 specifically designed for groundworks contracts to prepare sites for housing developments/construction. It is anticipated the scope of this workstream would include:

- Site clearance

- Demolition when required
- Site Set up
- Excavation and removal of spoil
- Retaining walls
- Drainage and Services
- Site hoarding
- Temporary services to site

In the final tender this workstream may be further broken down into project values and also by regional areas,

LHC will be seeking feedback from parties interested in this workstream as part of the early market engagement before making a decision whether to proceed with this requirement as a separate workstream in the final tender.

II.2) Description

II.2.1) Title

Workstream 6 - Major infrastructure for new build housing sites

Lot No

6

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work

- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work

II.2.3) Place of performance

NUTS codes

- UKM - SCOTLAND

II.2.4) Description of the procurement

Workstream 6 will include major infrastructure to support new housing development sites. The scope of this workstream would include the following:

- Adoptable Roads ways
- Street lights
- Main foul and surface water drainage
- Supporting civils works
- Retaining walls
- Ground stabilisation
- Remediation of contaminated land

In the final tender this workstream may be further broken down into project value and also by regional areas.

LHC will be seeking feedback from parties interested in this workstream as part of the early market engagement before making a decision whether to proceed with this requirement as a separate workstream in the final tender.

II.2) Description

II.2.1) Title

Workstream 1 - New build housing - low rise up to 11m to top floor height

Lot No

1

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work

II.2.3) Place of performance

NUTS codes

- UKM - SCOTLAND

II.2.4) Description of the procurement

Workstream 1 will cover the construction of new build housing - low rise up to 11m to top floor height

It is proposed that workstream 1 will include Houses, Bungalows, apartments, key worker accommodation, temporary accommodation.

In the final tender it is anticipated this workstream will be further broken down into project value or number of unit bandings and also by regional areas.

II.2) Description

II.2.1) Title

Workstream 2 - High rise developments with floor heights above 11m

Lot No

2

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work

II.2.3) Place of performance

NUTS codes

- UKM - SCOTLAND

II.2.4) Description of the procurement

Workstream 2 will cover the construction of new build housing High rise developments with floor heights above 11m.

It is proposed that workstream 2 will include the construction of multi-dwelling high rise flats, apartments, key worker and student accommodation.

In the final tender this workstream may be further broken down into project value or number of unit bandings and also by regional areas and LHC will be seeking feedback from parties interested in this workstream as part of the early market engagement.

II.2) Description

II.2.1) Title

Workstream 3 - Construction of care homes

Lot No

3

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work

II.2.3) Place of performance

NUTS codes

- UKM - SCOTLAND

II.2.4) Description of the procurement

Workstream 3 will include the construction of care and nursing homes and other support living accommodation.

In the final tender this workstream may be further broken down into project value or number of unit bandings and also by regional areas.

LHC will be seeking feedback from parties interested in this workstream as part of the early market engagement before making a decision whether to proceed with this requirement as a separate workstream in the final tender.

II.2) Description

II.2.1) Title

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptations

Lot No

4

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation

- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work

II.2.3) Place of performance

NUTS codes

- UKM - SCOTLAND

II.2.4) Description of the procurement

Workstream 4 will comprise repurposing of existing areas or refurbishment of existing properties to create new housing. Examples of projects that would fall under this workstream include:

- Refurbishment of individual properties
- Extensions and upgrades of existing properties for adaptations
- Extension of existing buildings
- 'Room on the roof' adaptations
- Adaptations of existing areas within residential properties (e.g. conversion of public areas to flats, infill projects etc)
- Conversion of commercial properties to residential use

In the final tender this workstream may be further broken down into project value or number of unit bandings and also by regional areas and LHC will be seeking feedback from parties interested in this workstream as part of the early market engagement.

II.3) Estimated date of publication of contract notice

3 May 2021

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

To register your early interest in the project and to get further updates please click the link below and then click 'register an interest in this opportunity' (you will need to be registered and logged in) and LHC will message you via the Proactis portal with further information, updates and instructions with regards the market engagement outlined in this notice.

<https://procontract.due-north.com/Supplier/Advert/View?advertId=c0edae68-ce54-eb11-8106-005056b64545&fromProjectDashboard=False&fromRfxSummary=False&selectWorkgroup=False&fromAdvertEvent=False&fromActivityDashboard=False&restrictedPortalId=8b355dc0-f604-e711-80dd-005056b64545>

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