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Contract

North and Mid-Wales Residential Construction Framework

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

F20: Modification notice

Notice identifier: 2025/S 000-001414

Procurement identifier (OCID): ocds-h6vhtk-04d05d

Published 15 January 2025, 4:34pm

Section I: Contracting authority/entity

I.1) Name and addresses

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

Tredomen Innovation & Technology Centre

Ystrad Mynach

CF82 7FQ

Contact

Carys Williams

Email

carys.williams@welshprocurement.cymru

Telephone

+44 7708072281

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://www.lhcprocure.org.uk/>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA61405

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

North and Mid-Wales Residential Construction Framework

Reference number

H1NW

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.2) Description**II.2.1) Title**

North and Mid-Wales Residential Construction Framework

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 09323000 - District heating
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 71321100 - Construction economics services

II.2.3) Place of performance

NUTS codes

- UKL11 - Isle of Anglesey
- UKL12 - Gwynedd
- UKL13 - Conwy and Denbighshire
- UKL23 - Flintshire and Wrexham
- UKL24 - Powys
- UKL14 - South West Wales

II.2.4) Description of the procurement at the time of conclusion of the contract:

Residential Construction

The regional lot structure consists of 9 lots across 8 North and Mid-Wales Areas: Ynys Môn (Anglesey); Gwynedd; Conwy; Sir Ddinbych (Denbighshire); Sir y Fflint (Flintshire); Wrexham (Wrexham); Ceredigion; North and South Powys. Plus, an additional 'All Areas lot - covering lots 1 - 9 (the Super-Lot))'.

The Works (including associated Services and / or Supplies) to be delivered are new build

housing projects, including housing, bungalows, flats, apartments, care homes etc. WPA anticipates a wide range of projects being delivered under the Framework, from single smaller sites to complex multi-site projects.

This is reflected in a Value-Banded Lot structure within each Area (and the 'all Areas 1-9' (Super-Lot), for delivery of developments of varying sizes: up to 5 units; 6 – 15 units; 16 – 49 units; 50 units and above.

The Framework also provides for the delivery of associated community buildings to residential developments (such as hubs and sporting facilities e.g. meeting places; health and care centres; recreational facilities and libraries). Plus, any associated commercial facilities such as car parks and retail units. However, whilst scope for this associated development is included, Bidders will not be substantively evaluated on this aspect of development, rather Clients seeking to commission such developments (permissible only as incidental to a residential scheme) will carry out a mini-competition. Capability to compete such developments is also not criteria for selection.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

57

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2019/S 210-512289](#)

Section V. Award of contract/concession

Contract No

Lot 1

Lot No

1

Title

North and Mid-Wales Residential Construction Framework

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

27 March 2020

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor/concessionaire

NWPS Construction Ltd

Cambrian Business Park, Marsh Road

Rhyl

LL182AD

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

W F Clayton & Co Ltd

Sackville Road,

Bangor

LL571LE

Country

United Kingdom

NUTS code

- UKL12 - Gwynedd

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

DU Construction Ltd

Block F, Par Penrhos

Holyhead

LL652FD

Country

United Kingdom

NUTS code

- UKL11 - Isle of Anglesey

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

K & C Construction Ltd

New Vision House, New Vision Business Park, Galscoed Road

St Asaph

LL170LP

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Atkins Limited

Swansea

SA15AD

Country

United Kingdom

NUTS code

- UKL18 - Swansea

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

WILLIAMS HOMES (BALA) LIMITED

Bala

Country

United Kingdom

NUTS code

- UKL12 - Gwynedd

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Gareth Morris Construction

The Old Chapel, Pontfadog

Llangollen

LL207AR

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

AMP CONSTRUCTION & GROUNDWORKS LIMITED

Amp Construction & Groundworks Ltd, Mona Industrial Park

Gwalchmai

LL654RJ

Country

United Kingdom

NUTS code

- UKL11 - Isle of Anglesey

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

TIR CONSTRUCTION LIMITED

Adeilad St. Davids Building, Stryd Lombard Street

Porthmadog

LL499AP

Country

United Kingdom

NUTS code

- UKL12 - Gwynedd

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Carroll Ltd t/a James Carroll Builders and Contractors

James Carroll Builders and Contractors, Lon Parcwr Business Park

Ruthin

LL151NJ

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

B C Services (Anglesey) Ltd

Cerrig Baban, Caergeiliog

Holyhead

LL653YL

Country

United Kingdom

NUTS code

- UKL11 - Isle of Anglesey

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Castlemead Group Limited

Unit 17, Wilkinson Business Park, Clywedog Road South

Wrexham

LL139AE

Country

United Kingdom

NUTS code

- UKL23 - Flintshire and Wrexham

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

ModularWise Limited

The Old Cinema, Shobdon

Leominster

HR69NR

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

MPH CONSTRUCTION LIMITED

Bromfield House Queens Lane, Bromfield Industrial Estate

Mold

CH71XB

Country

United Kingdom

NUTS code

- UKL23 - Flintshire and Wrexham

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Wates Construction Limited

Oak Tree Court, Mulberry Drive

Cardiff

CF238RS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

CASTLE GREEN HOMES LIMITED

Unit 20 St. Asaph Business Park

St.Asaph

LL170LJ

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £1,000,000,000

Section VI. Complementary information

VI.3) Additional information

The 36 Lots are across 9 Areas, split into 4 Value-Bands. Bidders could apply for a maximum of 2 Lots out of the 4 Value-Bands in each Area, making a total of 18 Lots (2 Value-Bands x 9 Areas). Plus, a 'Super-lot' has been created from the highest-ranked Bidder for each Area Value-Band.

WPA also reserves the right to combine Lots (within an Area or by Value-Bands (across Areas), where it is considered necessary to create genuine competition e.g. due to insufficient Bidder numbers.

Please note the 1,000,000,000 GBP quoted against each lot represents an aggregated figure which will be spread between all lots in the Framework.

(WA Ref:147367)

VI.4) Procedures for review

VI.4.1) Review body

The High Court

The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

<https://www.lhcprocure.org.uk/>

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

VII.1.2) Additional CPV code(s)

- 09323000 - District heating
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 71321100 - Construction economics services

VII.1.3) Place of performance

NUTS code

- UKL11 - Isle of Anglesey
- UKL12 - Gwynedd
- UKL13 - Conwy and Denbighshire
- UKL14 - South West Wales
- UKL23 - Flintshire and Wrexham
- UKL24 - Powys

VII.1.4) Description of the procurement:

Residential construction in Mid and North Wales.

The proposed regional lot structure consists of 9 lots across 8 North and Mid-Wales Areas: Ynys Môn (Anglesey), Gwynedd, Conwy, Sir Ddinbych (Denbighshire), Sir y Fflint (Flintshire), Wrexham (Wrexham), Ceredigion, North and South Powys. Plus, an additional 'All areas lot — covering Lots 1-9 (the Super-Lot)'. Please see the procurement documents for further details. The works (including associated services and/or supplies) to be delivered are new build housing projects, including housing, bungalows, flats, apartments, care homes,

etc. WPA anticipates a wide range of projects being delivered under the framework, from single smaller sites to complex multi-site projects. This is reflected in a value-banded lot structure within each area (and the 'all areas 1-9' (Super-Lot)). For delivery of developments of varying sizes: up to 5 units, 6-15 units, 16-49 units, 50 units and above. The framework also provides for the delivery of associated community buildings to residential developments (such as hubs and sporting facilities e.g. meeting places, health and care centers, recreational facilities and libraries). Plus, any associated commercial facilities such as car parks and retail units. However, whilst scope for this associated development is included, bidders will not be substantively evaluated on this aspect of development, rather clients seeking to commission such developments (permissible only as incidental to a residential scheme) will carry out a mini-competition. Capability to compete such developments is also not criteria for selection.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

63

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Circumstances unforeseen by the contracting authority

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£1,000,000,000

VII.1.7) Name and address of the contractor/concessionaire

AMP Construction & Groundworks Ltd

Unit 13, Mona Industrial Park, Gwalchmai

Holyhead

LL654RJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Atkins Consultants ltd

unit 12 St Asaph Business Park, Glascoed Rd

St Asaph

LL170LJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Carroll Ltd t/a James Carroll Builders and Contractors

James Carroll Builders and Contractors, Lon Parcwr Business Park

Ruthin

LL151NJ

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Sovini Property Services

The Sovini Group , Unit 1, Heysham Road

Liverpool

L306UR

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Castle Green Homes

Unit 20, Ffordd Richard Davies, St. Asaph Business Park

St. Asaph

LL170LJ

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Castlemead Group Limited

17 Wilkinson Business Park, Clywedog Road South

Wrexham

LL139AE

Country

United Kingdom

NUTS code

- UKL23 - Flintshire and Wrexham

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

DU Construction Ltd

Block F, Par Penrhos

Holyhead

LL652FD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Gareth Morris Construction

The Old Chapel, Pontfadog

Llangollen

LL207AR

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

K & C Construction Ltd

New Vision House, New Vision Business Park, Glascoed Road

St. Asaph

LL170LP

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

ModularWise Limited

The Old Cinema, Shobdon

Leominster

HR69NR

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

MPH Construction

Bromfield House, Queens Lane, Bromfield Industrial Estate

Mold

CH71XB

Country

United Kingdom

NUTS code

- UKL23 - Flintshire and Wrexham

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

nwps construction ltd

Cambrian Business Park, Marsh Road

rhyl

LL182AD

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

TIR CONSTRUCTION Ltd

Y BWTHYN, PEN Y BRYN

PENRHYNDEUDRAETH

LL486RW

Country

United Kingdom

NUTS code

- UKL12 - Gwynedd

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Wates Construction Limited

Oak Tree Court, Mulberry Drive

Cardiff

CF238RS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

W F Clayton & Co Ltd

Unit 1A, Llys Onnen, Ffordd Y Llyn

Bangor

LL574DF

Country

United Kingdom

NUTS code

- UKL12 - Gwynedd

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

WILLIAMS HOMES (BALA) LTD

WILLIAMS HOMES (BALA) LTD, unit 18 and 19 enterprise park

bala

LL237NL

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Extension of existing frame work for an additional 6 months.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

LHC/WPA are currently tendering for the provision of our housing construction framework and therefore this extension is required to allow for the procurement to take place and any subsequent actions whilst still providing an option for WPA partners to use for call off contracts.

If you would like to express an interest in the current opportunity you can register here <https://in-tendhost.co.uk/lhc/asp/ProjectManage/58>

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £1,000,000,000

Total contract value after the modifications

Value excluding VAT: £1,000,000,000