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Tender

London Construction Programme Major Works Housing Framework MW24-H

LONDON BOROUGH OF HARINGEY

F02: Contract notice

Notice identifier: 2024/S 000-005522

Procurement identifier (OCID): ocds-h6vhtk-043b76

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Section I: Contracting authority

I.1) Name and addresses

LONDON BOROUGH OF HARINGEY

Civic Centre, High Road, Wood Green

LONDON

N228LE

Contact

Shona Snow

Email

shona.snow@haringey.gov.uk

Country

United Kingdom

Region code

UKI - London

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.haringey.gov.uk/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/SignIn.aspx?SCT=7ab30d6a-a396-46b3-b879-6dae8e88da2d>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/SignIn.aspx?SCT=7ab30d6a-a396-46b3-b879-6dae8e88da2d>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

London Construction Programme Major Works Housing Framework MW24-H

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

LCP on behalf of Haringey Council is procuring a new major works framework specialising in housing and residential, to replace the existing major works framework. Scope of works will include new build housing, MMC, planned maintenance, retrofit, fire safety works, refurbishments and adaptations.

It will be established for a period of 5 years and will be available to any public sector body in London and the Home Counties. It is anticipated the framework will commence in August 2024 with a clear pipeline of work that will be called-off soon after.

The London Construction Programme (LCP) was established in 2012 by Haringey Council, supported by other London Local Authorities, to develop a pan-London strategy to improve construction procurement. The LCP currently has a membership of 60 London and Home County Public Sector organisations. The LCP is a 'virtual organisation' currently hosted and operated by Haringey Council's Strategic Procurement Team, led by the Chief Procurement Officer within the Council.

A new Framework is required to replace the current LCP Framework (MW19) which is due to expire in October 2024. The new Framework is to provide housing construction and housing construction related activities for new build developments, housing related planned maintenance, fire safety, retrofit and refurbishments according to the Lot Categories.

The services will be procured in 9 lots:

Lot 1.1 New Build £5-£15m contract value

Lot 1.2 New Build £10m-£25m contract value

Lot 1.3 New Build £20m+ contract value

Lot 1.4 Single Stage tendering, £5m+ contract value

Lot 1.5 Modern Methods of Construction, £5m+ contract value

Lot 1.6 Passivhaus or equivalent, £5m+ contract value

Lot 2.1 Planned maintenance and fire safety works £1m+

Lot 2.2 Retrofit, refurbishment and adaptations

Lot 2.3 Multi-use, £1m+ contract value

Tenderers may bid for more than one Lot but only two out of the three available value bands.

LCP has reserved places for micro-, small-, medium- and large-enterprises on different Lots in order to encourage SMEs and provide choice for its Clients.

A Reserve List will also be used for this framework for those Tenderers who are unsuccessful in being awarded a place on the main Lots.

The framework will be established with four main objectives in mind:-

1. To support its Clients to deliver on their net zero commitments in the following areas:-

- Biodiversity assets
- Climate Change adaptation
- Zero Carbon Supply Chain
- Low Carbon Transportation
- Operational Low Carbon

2. To provide a fast and efficient route to market for housing schemes across London and the Home Counties that offers value for money.

3. To drive positive change in mental health and equality, diversity and inclusion in the construction sector.

4. To apply best practice, unlock innovation and work collaboratively with its Client and the Supply Chain.

II.1.5) Estimated total value

Value excluding VAT: £3,000,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 8

II.2) Description

II.2.1) Title

Lot 1.1 New Build £5m - £15m

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

- UKJ2 - Surrey, East and West Sussex
- UKJ3 - Hampshire and Isle of Wight
- UKJ4 - Kent

II.2.4) Description of the procurement

Lot 1.1 is for new build and residential, for contracts between £5m and £15m.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 1.2 New Build £10m - £25m

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 1.2 is for new build housing, contract value between £10m and £25m.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 1.3 New Build £20m+

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 1.3 is for new build housing, contract values of £25m or more.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 1.4 New Build Single Stage tendering £5m+

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 1.4 is for new build housing, using the single stage tender procurement route only, and for contracts worth £5m or more.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 1.5 Modern Methods of Construction £5m+

Lot No

5

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 1.5 is for new build housing using Modern Methods of Construction, for contracts worth £5m or more.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 1.6 New Build Passivhaus or equivalent £5m+

Lot No

6

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 1.6 is for new build housing to Passivhaus standard or equivalent, for contracts worth £5m or more.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 2.1 Planned maintenance and fire safety £5m+

Lot No

7

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 2.1 is for Planned maintenance and fire safety works on residential and housing

developments, for contracts worth £1m or more

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 2.2 Retrofit, refurbishment and adaptations

Lot No

8

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 2.2 is for Retrofit, refurbishment and adaptations of housing and residential developments, with no minimum contract value.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 2.3 Multi-use Lot £1m+

Lot No

9

II.2.2) Additional CPV code(s)

- 450000000 - Construction work
- 500000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC
- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Lot 2.2 is for planned maintenance, fire safety works, retrofitting works, refurbishment and adaptations of housing and residential developments, with a minimum contract value of £1m or more.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

There will be reserved spaces for micro, small, medium and large enterprises for certain Lots. This means minimum turnover thresholds will apply. Please refer to the tender documentation for further details.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Some lots have reserved spaces for micro-, small-, medium- and large-enterprises. This means minimum turnover thresholds will apply. Please refer to the tender documentation for further details.

"Micro-enterprise" for the purpose of this tender will be a minimum turnover of £4m, up to £10m.

"Small-enterprise" for the purpose of this tender will be a minimum turnover of £10m, up to £30m.

"Medium-enterprise" for the purpose of this tender will be a minimum turnover of £30m, up to £50m.

"Large-enterprise" for the purpose of this tender will be a minimum turnover of £50m.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

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

LCP and many of its members have 5-year capital programmes. A significant proportion of the capital expenditure will be focused on providing new affordable homes, housing refurbishment programmes including the retrofit of carbon reduction and environmentally friendly schemes to ensure homes are energy efficient and are decent places to live.

The establishment of housing frameworks of this nature can be costly and time consuming, it is therefore the intention to establish this Framework for a period of five (5) years to align with the capital programmes and provide a consistent contractual vehicle to secure these works.

Haringey Council has committed to delivering a further 1,000 affordable homes by 2032. LCP's members have similar challenges in trying to address the housing crisis and it is contemplated additional medium to large housing schemes will be procured through this Framework.

It is contemplated there will be a mixture of short-, medium- and long-term contracts let through this Framework, with a pipeline of four long term (5+5 year) partnering contracts of between £160m and £200m each in 2024 to support the Council's decent homes programmes.

The GLA have indicated £24.5bn of funding will be made available to support housing from 2026 - 2031. This Framework is intended to support LCP's members in being able to provide a flexible and compliant route to market to support government funding requirements. A 5-year Framework provides incentives to suppliers to recruit and train staff, as well as access to savings through aggregation of purchaser demand.

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

4 April 2024

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

4 April 2024

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The framework is open to all public sector organisations within the specified geographic area. This includes (but is not limited to):-

Local Authorities include all County, City, District and Borough Councils, London Borough and London public sector organisations.

Central Government Department and Agencies

<http://local.direct.gov.uk/LDGRedirect/MapLocationSearch.do?mode=1.1>

Government Departments, agencies and public bodies

<https://www.gov.uk/government/organisations>

Education establishments (schools, school governing bodies; voluntary aided schools; foundation schools; any faith educational establishments including the Roman Catholic Dioceses and Anglican Dioceses, associated with the named Local Authorities including diocesan authorities; academies; free schools, city technology colleges; foundation partnerships; education authorities, publicly funded schools, universities, colleges, further education establishments; higher education establishments and other educational establishments)

<http://www.education.gov.uk/edubase/public/quickSearchResult.xhtml?myListCount=0>

<https://www.gov.uk/find-school-in-england>

<http://www.schoolswebdirectory.co.uk/>

<https://www.gov.uk/check-a-university-is-officially-recognised/recognised-bodies>

<http://search.ucas.com/>

<http://learning-provider.data.ac.uk>

National Parks Authorities

<http://www.nationalparksengland.org.uk>

Social Enterprises within Culture and Leisure

Registered providers of Social Housing

<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>

Police Forces

http://www.police.uk/?view=force_sites

<https://www.gov.uk/police-and-crime-commissioners>

Fire and Rescue Services

<http://www.fireservice.co.uk/information/ukfrs>

NHS Bodies England

<https://digital.nhs.uk/services/directory-of-services-dos>

Third Sector and Charities in the United Kingdom:

<http://register-of-charities.charitycommission.gov.uk/>

<http://www.oscr.org.uk/>

VI.4) Procedures for review

VI.4.1) Review body

London Borough of Haringey

1st Floor River Park House, 225 High Road, Wood Green

London

N22 8QR

Email

LCP-WORKS@HARINGEY.GOV.UK

Telephone

+44 2084893918

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Law Society of England

Fetter Lane

London

WC2

Country

United Kingdom