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Tender

## **Residential Construction Framework Agreement**

Procurement for Housing

F02: Contract notice

Notice identifier: 2024/S 000-006760

Procurement identifier (OCID): ocds-h6vhtk-03dca1

Published 4 March 2024, 8:45am

The closing date and time has been changed to:

**10 May 2024, 12:00pm**

See the [change notice](#).

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Procurement for Housing

2 Olympic Way

Warrington

WA2 0YL

#### **Contact**

Tony Woods

#### **Email**

[twoods@pfh.co.uk](mailto:twoods@pfh.co.uk)

**Telephone**

+44 7548834873

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

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

Buyer's address

[https://www.mytenders.co.uk/search/Search\\_AuthProfile.aspx?ID=AA26067](https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA26067)

**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

[www.mytenders.co.uk](http://www.mytenders.co.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.mytenders.co.uk](http://www.mytenders.co.uk)

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Residential Construction Framework Agreement

Reference number

Pfh/Res1/2024

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Established in 2004, Procurement for Housing (Pfh) is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark. Collectively our Members manage more than 75% of UK' social housing stock, with Pfh helping them to achieve efficiency savings using a wide range of services including framework agreements, dynamic purchasing systems, spend analyses, strategy reviews, consolidated billing and comprehensive reporting. Pfh is a contracting authority under Regulation 2 of the Public Contracts Regulations 2015 ("PCR 2015") and a central purchasing body under regulation 37 PCR 2015.

Please refer to [www.pfh.co.uk](http://www.pfh.co.uk) for additional information.

Pfh is administered by Inprova Limited and is headquartered in the North West of England with over 20 years of expertise and experience offering a complete procurement solutions package across outsourcing, technology and consultancy. By integrating procurement services and technology, Inprova operates as a delivery partner, supporting business performance improvement for the public sector.

The purpose of this residential framework agreement ("this Framework Agreement") is to

ensure we can provide an offering suitable for members of PfH and bB in England and Wales and other public bodies permitted to use this Framework Agreement who require the provision of residential works for the delivery of low rise housing, apartments and extra care facilities.

### **II.1.5) Estimated total value**

Value excluding VAT: £800,000,000

### **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: 2

## **II.2) Description**

### **II.2.1) Title**

Low rise Housing, apartments up to 11m for projects with individual sites with up to 30 units per site

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45210000 - Building construction work
- 45211200 - Sheltered housing construction work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45223800 - Assembly and erection of prefabricated structures

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

Delivery across the UK

#### **II.2.4) Description of the procurement**

The provision of Principal contractor services to deliver a full range of housing solutions, including low-rise housing, apartments and extra care homes. Bidders should also have the ability to build using both traditional and modern methods of construction to meet members' requirements to gain additional funding through government affordable housing programmes. Have the ability to deliver Net Zero Carbon in-use buildings to meet members' aspirations to deliver good quality low-cost housing to their customers. The Lot will be split into regional areas to allow SME's and regional contractors to bid

#### **II.2.5) Award criteria**

Quality criterion - Name: quality / Weighting: 70

Price - Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £800,000,000

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

4 YEARS PLUS 1 YEAR PLUS 1 YEAR

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Residential projects including housing, apartments (including medium high rise above 11m), and extra care homes for Projects with the majority of individual sites having 30 units or more.

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45223800 - Assembly and erection of prefabricated structures

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

ACROSS THE UK

#### **II.2.4) Description of the procurement**

The provision of Principal contractor services to deliver a full range of housing solutions, including low-rise housing, apartments and extra care homes. Bidders should also have the ability to build using both traditional and modern methods of construction to meet members' requirements to gain additional funding through government affordable housing programmes. Have the ability to deliver Net Zero Carbon in-use buildings to meet members' aspirations to deliver good quality low-cost housing to their customers. This lot will be split in to regional areas.

#### **II.2.5) Award criteria**

Quality criterion - Name: QUALITY / Weighting: 70

Price - Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £400,000,000

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

4YEARS PLUS 1 YEAR PLUS 1 YEAR

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union

funds: No

## **II.2) Description**

### **II.2.1) Title**

Residential construction projects for housing, apartments and extra care homes including mixed use developments

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

ALL ACROSS THE UK

### **II.2.4) Description of the procurement**

The provision of Principal contractor services to deliver a full range of housing solutions, including low-rise housing, apartments and extra care homes and mixed use developments. Bidders should also have the ability to build using both traditional and modern methods of construction to meet members' requirements to gain additional funding through government affordable housing programmes. Have the ability to deliver Net Zero Carbon in-use buildings to meet members' aspirations to deliver good quality low-cost housing to their customers.

### **II.2.5) Award criteria**

Quality criterion - Name: QUALITY / Weighting: 70

Price - Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £200,000,000

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

4 YEARS PLUS 1 YEAR PLUS 1 YEAR

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## **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

Envisaged maximum number of participants to the framework agreement: 60

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

The extended duration of the framework recognises that there is a long lead-in time for housing development projects which can take several years from identification of the site to achieving planning and then entering into the construction phase of the project. The framework will allow lessons to give feedback to Suppliers and members to achieve greater efficiencies on future projects.

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

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-018158](#)

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

Originally published as:

Date

26 April 2024

Local time

12:00pm

Changed to:

Date

10 May 2024

Local time

12:00pm

See the [change notice](#).

#### **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: 12 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

26 April 2024

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

This Framework may be used by any contracting authority listed in or referred to in the FTS Notice. This includes: All current members of PfH at the time of the FTS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord, or Scottish registered social registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland and UK-wide public authorities based in Scotland, or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities) that becomes a member of PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; the Northern Ireland Housing Executive; any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations; educational establishments and any other contracting authority listed on the following page of the PfH website :

<http://procurementforhousing.co.uk/permmissible-users/> at the time of the FTS notice for this procurement.

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NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

[https://www.mytenders.co.uk/Search/Search\\_Switch.aspx?ID=230796](https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=230796).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.mytenders.co.uk/sitehelp/help\\_guides.aspx](https://www.mytenders.co.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

[https://www.mytenders.co.uk/Search/Search\\_Switch.aspx?ID=231371](https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=231371).

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[https://www.mytenders.co.uk/sitehelp/help\\_guides.aspx](https://www.mytenders.co.uk/sitehelp/help_guides.aspx).

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(MT Ref:231371)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Public Procurement Review Service

Cabinet Office

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>