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Contract

Insulation and Associated Works Framework

EFFICIENCY EAST MIDLANDS LIMITED

F03: Contract award notice

Notice identifier: 2022/S 000-008983

Procurement identifier (OCID): ocds-h6vhtk-02f6b2

Published 4 April 2022, 2:00pm

Section I: Contracting authority

I.1) Name and addresses

EFFICIENCY EAST MIDLANDS LIMITED

Unit 3 Maisies Way

Alfreton

DE55 2DS

Contact

Amy Wheatley

Email

tenders@eem.org.uk

Telephone

+44 1246395610

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

www.eem.org.uk

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Insulation and Associated Works Framework

Reference number

EEM0046

II.1.2) Main CPV code

- 45320000 - Insulation work

II.1.3) Type of contract

Works

II.1.4) Short description

Efficiency East Midlands Ltd (EEM) is a not for profit consortium which establishes and manages a range of framework and DPS agreements. Our membership has now grown to 258 public sector organisations including housing associations and ALMO's, Local Authorities, NHS trusts, Education Providers, Blue Light Services, Government Agencies and Charities.

EEM have also established a formal collaboration with 3 like-minded procurement consortia - Westworks, South East Consortium and Advantage South West. The membership list for these three consortia may be obtained from the following website addresses:

www.westworks.org.uk (<https://www.westworks.org.uk>)

www.southeastconsortium.org.uk (<https://www.southeastconsortium.org.uk>)

www.advantagesouthwest.co.uk (<https://www.advantagesouthwest.co.uk>)

EEM conducted this procurement exercise and have subsequently awarded and entered into framework agreements with contractors to carry out Insulation and associated works on behalf of our membership. Works via the framework are to include;

- External Wall Insulation, design, enabling and installation works.
- Exterior Render Systems .
- Exterior Wall Cladding Systems.
- External Wall Insulation Repair and Maintenance.
- Internal Wall Insulation design, enabling and installation works.
- Cavity Wall Insulation (Extraction Services, Virgin and Cavity Wall Insulation Re-fill).
- Retrofit Floor Insulation (solid or suspended).
- Loft Insulation (virgin and re-fill).
- Attic/Room in Roof Insulation.
- Retrofit Energy Efficiency measures to Park Homes.
- Works associated with Insulation Programmes including but not limited to windows and

doors, roofing, guttering, builders and ancillary works.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £950,000,000

II.2) Description

II.2.1) Title

Insulation and Associated Works Framework Lot 1 - Midlands

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45261410 - Roof insulation work
- 45262650 - Cladding works
- 45262700 - Building alteration work
- 45320000 - Insulation work
- 45421100 - Installation of doors and windows and related components

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

Efficiency East Midlands (EEM Ltd) carried out this tender exercise on behalf of our membership to establish a Insulation and Associated Works Framework.

Lot 1 will provide EEM Members located in the Midlands with a route to procure the following works:

- External Wall Insulation, design, enabling and installation works.
- Exterior Render Systems.
- Exterior Wall Cladding Systems.
- External Wall Insulation Repair and Maintenance.
- Internal Wall Insulation design, enabling and installation works.
- Cavity Wall Insulation (Extraction Services, Virgin and Cavity Wall Insulation Re-fill).
- Retrofit Floor Insulation (Solid or Suspended).
- Loft Insulation (Virgin and Re-fill).
- Attic/Room in Roof Insulation .
- Retrofit Energy Efficiency measures to Park Homes.
- Works associated with Insulation Programmes including but not limited to windows and doors, roofing, guttering, builders and ancillary works.

Appointed framework contractors hold BBA accreditation and certification for insulation products. Installation of systems will be compliant with the manufacturer's instructions and latest PAS Standards.

Compliance with both PAS 2030: 2019 and PAS 2035: 2019 is mandatory for all companies installing insulation via an appropriate body such as British Board of Agrément (BBA), The Insulation Assurance Authority (IAA) or equal approved body.

Contractors appointed to the framework are able to offer a Solid Wall Insulation Guarantee (SWIGA) or an equivalent work guarantee scheme guarantee for Solid Wall Insulation works and a Cavity Insulation Guarantee (CIGA) or an equivalent work guarantee scheme for Cavity Wall Insulation works.

The following services are not an exhaustive list of services covered by Lot 1:

- Access funding to enable the completion of the works on behalf of the Member.
- Complete all relevant assessments and funding paperwork.

- Carryout funding and grant related works to timescales associated with the funding and ensure all reported is completed in accordance with the funding and grant application requirements.
- Produce EPC On the back of pre design survey.
- Undertake site surveys as described below and identify per property issues associated with the installation.
- As required, undertake surveys and test to include but not limited to; full structural survey/assessment of the existing dwelling, viability surveys, pull out tests.
- Be responsible for the design and specification to suit various property types, supply, and installation of the system.
- Manage all aspects of the planning permission process where necessary.
- Notify local Building Control as required and obtain Building Regulation approval.
- Notify the Member of any necessary Party Wall Act applications.
- Provide copies of all of the above correspondence to the Member.
- Quality assurance and compliance testing of the completed system.
- Liaise with Residents on the work to be completed.
- Advise on all consents and applications needed for carrying out the works.
- Obtain the necessary guarantees (Ofgem approved 25 year guarantee).
- Liaise with service providers where necessary.

On completion of the works the Contractor will provide:

- All guarantee documentation.
- A statement indicating how much grant funding has been achieved.
- An updated EPC certificate for each property included within the contract.

II.2.5) Award criteria

Quality criterion - Name: Competence Assessment and Best Practise Requirements

Assessment / Weighting: Pass/Fail

Quality criterion - Name: Quality Assessment / Weighting: 40%

Cost criterion - Name: EWI Property Scheme Rates / Weighting: 20%

Cost criterion - Name: EWI, Cavity and Loft Insulation Rates / Weighting: 15%

Cost criterion - Name: Scenario's / Weighting: 7.5%

Cost criterion - Name: Schedule of Rates / Weighting: 15%

Cost criterion - Name: Labour Rates / Weighting: 2.5%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 2 Insulation and Associated Works Framework - East of England

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45261410 - Roof insulation work
- 45262650 - Cladding works
- 45262700 - Building alteration work
- 45320000 - Insulation work
- 45421100 - Installation of doors and windows and related components

II.2.3) Place of performance

NUTS codes

- UKH - East of England

II.2.4) Description of the procurement

Efficiency East Midlands (EEM Ltd) carried out this tender exercise on behalf of our membership to establish a Insulation and Associated Works Framework.

Lot 2 will provide EEM Members located in the East of England with a route to procure the following works:

- External Wall Insulation, design, enabling and installation works.
- Exterior Render Systems.
- Exterior Wall Cladding Systems.
- External Wall Insulation Repair and Maintenance.
- Internal Wall Insulation design, enabling and installation works.
- Cavity Wall Insulation (Extraction Services, Virgin and Cavity Wall Insulation Re-fill).
- Retrofit Floor Insulation (Solid or Suspended).
- Loft Insulation (Virgin and Re-fill).
- Attic/Room in Roof Insulation .
- Retrofit Energy Efficiency measures to Park Homes.
- Works associated with Insulation Programmes including but not limited to windows and doors, roofing, guttering, builders and ancillary works.

Appointed framework contractors hold BBA accreditation and certification for insulation products. Installation of systems will be compliant with the manufacturer's instructions and latest PAS Standards.

Compliance with both PAS 2030: 2019 and PAS 2035: 2019 is mandatory for all companies installing insulation via an appropriate body such as British Board of Agrément (BBA), The Insulation Assurance Authority (IAA) or equal approved body.

Contractors appointed to the framework are able to offer a Solid Wall Insulation Guarantee (SWIGA) or an equivalent work guarantee scheme guarantee for Solid Wall Insulation works and a Cavity Insulation Guarantee (CIGA) or an equivalent work guarantee scheme for Cavity Wall Insulation works.

The following services are not an exhaustive list of services covered by the framework:

- Access funding to enable the completion of the works on behalf of the Member.
- Complete all relevant assessments and funding paperwork.
- Carryout funding and grant related works to timescales associated with the funding and ensure all reported is completed in accordance with the funding and grant application requirements.
- Produce EPC On the back of pre design survey.
- Undertake site surveys as described below and identify per property issues associated with the installation.
- As required, undertake surveys and test to include but not limited to; full structural survey/assessment of the existing dwelling, viability surveys, pull out tests.
- Be responsible for the design and specification to suit various property types, supply, and installation of the system.
- Manage all aspects of the planning permission process where necessary.
- Notify local Building Control as required and obtain Building Regulation approval.
- Notify the Member of any necessary Party Wall Act applications.
- Provide copies of all of the above correspondence to the Member.
- Quality assurance and compliance testing of the completed system.
- Liaise with Residents on the work to be completed.
- Advise on all consents and applications needed for carrying out the works.
- Obtain the necessary guarantees (Ofgem approved 25 year guarantee).
- Liaise with service providers where necessary.

On completion of the works the Contractor will provide:

- All guarantee documentation.
- A statement indicating how much grant funding has been achieved.

- An updated EPC certificate for each property included within the contract.

II.2.5) Award criteria

Quality criterion - Name: Competence Assessment and Best Practise Requirements /
Weighting: Pass/Fail

Quality criterion - Name: Quality Assessment / Weighting: 40%

Cost criterion - Name: EWI Property Scheme Rates / Weighting: 20%

Cost criterion - Name: EWI, Cavity and Loft Insulation Rates / Weighting: 15%

Cost criterion - Name: Scenario's / Weighting: 7.5%

Cost criterion - Name: Schedule of Rates / Weighting: 15%

Cost criterion - Name: Labour Rates / Weighting: 2.5%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 3 Insulation and Associated Works Framework - National Coverage

Lot No

3

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45261410 - Roof insulation work
- 45262650 - Cladding works
- 45262700 - Building alteration work
- 45320000 - Insulation work
- 45421100 - Installation of doors and windows and related components

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

II.2.4) Description of the procurement

Efficiency East Midlands (EEM Ltd) carried out this tender exercise on behalf of our membership to establish a Insulation and Associated Works Framework.

Lot 3 will provide EEM Members located throughout England and Wales with a route to procure the following works:

- External Wall Insulation, design, enabling and installation works.
- Exterior Render Systems.
- Exterior Wall Cladding Systems.
- External Wall Insulation Repair and Maintenance.
- Internal Wall Insulation design, enabling and installation works.
- Cavity Wall Insulation (Extraction Services, Virgin and Cavity Wall Insulation Re-fill).
- Retrofit Floor Insulation (Solid or Suspended).
- Loft Insulation (Virgin and Re-fill).

- Attic/Room in Roof Insulation .
- Retrofit Energy Efficiency measures to Park Homes.
- Works associated with Insulation Programmes including but not limited to windows and doors, roofing, guttering, builders and ancillary works.

Appointed framework contractors hold BBA accreditation and certification for insulation products. Installation of systems will be compliant with the manufacturer's instructions and latest PAS Standards.

Compliance with both PAS 2030: 2019 and PAS 2035: 2019 is mandatory for all companies installing insulation via an appropriate body such as British Board of Agrément (BBA), The Insulation Assurance Authority (IAA) or equal approved body.

Contractors appointed to the framework are able to offer a Solid Wall Insulation Guarantee (SWIGA) or an equivalent work guarantee scheme guarantee for Solid Wall Insulation works and a Cavity Insulation Guarantee (CIGA) or an equivalent work guarantee scheme for Cavity Wall Insulation works.

The following services are not an exhaustive list of services covered by the framework:

- Access funding to enable the completion of the works on behalf of the Member.
- Complete all relevant assessments and funding paperwork.
- Carryout funding and grant related works to timescales associated with the funding and ensure all reported is completed in accordance with the funding and grant application requirements.
- Produce EPC On the back of pre design survey.
- Undertake site surveys as described below and identify per property issues associated with the installation.
- As required, undertake surveys and test to include but not limited to; full structural survey/assessment of the existing dwelling, viability surveys, pull out tests.
- Be responsible for the design and specification to suit various property types, supply, and installation of the system.
- Manage all aspects of the planning permission process where necessary.
- Notify local Building Control as required and obtain Building Regulation approval.

- Notify the Member of any necessary Party Wall Act applications.
- Provide copies of all of the above correspondence to the Member.
- Quality assurance and compliance testing of the completed system.
- Liaise with Residents on the work to be completed.
- Advise on all consents and applications needed for carrying out the works.
- Obtain the necessary guarantees (Ofgem approved 25 year guarantee).
- Liaise with service providers where necessary.

On completion of the works the Contractor will provide:

- All guarantee documentation.
- A statement indicating how much grant funding has been achieved.
- An updated EPC certificate for each property included within the contract.

II.2.5) Award criteria

Quality criterion - Name: Competence Assessment and Best Practise Requirements /
Weighting: Pass/Fail

Quality criterion - Name: Quality Assessment / Weighting: 40%

Cost criterion - Name: EWI Property Scheme Rates / Weighting: 20%

Cost criterion - Name: EWI, Cavity and Loft Insulation Rates / Weighting: 15%

Cost criterion - Name: Scenario's / Weighting: 7.5%

Cost criterion - Name: Schedule of Rates / Weighting: 15%

Cost criterion - Name: Labour Rates / Weighting: 2.5%

II.2.11) Information about options

Options: No

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

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-028483](#)

Section V. Award of contract

Lot No

1

Title

Lot 1 - Insulation and Associated Works Framework (Midlands)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2022

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received from SMEs: 11

Number of tenders received by electronic means: 13

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

V.2.3) Name and address of the contractor

Synergize Ltd

4 Greengate

Harrogate

HG3 1GY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Westville Limited

29 Arboretum Street

Nottingham

NG1 4JA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Cornerstone (East Anglia) Limited

2-4 Fuller Road

Norfolk

IP20 9EA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sustainable Building Services (UK) Limited

Unit 2B Maple Court, White Moss Business Park

Skelmersdale

WN8 9TW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ENGIE Regeneration Limited trading as EQUANS

Q3 Office, Quorum Business Park

Newcastle

NE12 8EX

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Westdale North Limited

Grey Gables Farm, Doncaster Road

Doncaster

DN6 9JD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Low Carbon Exchange Ltd

61 Gazelle Road

Weston-Super-Mare

BS24 9ES

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

E.ON Energy Solutions Ltd

Westwood Way, Westwood Business Park

Coventry

CV4 8LG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £375,000,000

Total value of the contract/lot: £375,000,000

Section V. Award of contract

Lot No

2

Title

Lot 2 - Insulation and Associated Works Framework (East of England)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2022

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 6

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

Synergize Ltd

4 Greengate

Harrogate

HG3 1GY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Cornerstone (East Anglia) Limited

2-4 Fuller Road, Harleston

Norfolk

IP20 9EA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sustainable Building Services (UK) Limited

Unit 2B Maple Court, White Moss Business Park

Skelmersdale

WN8 9TW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Breyer Group Plc

Faringdon Avenue

Romford

RM3 8ST

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Low Carbon Exchange Ltd

61 Gazelle Road

Weston-Super-Mare

BS24 9ES

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

E.ON Energy Solutions Limited

Westwood Way, Westwood Business Park

Coventry

CV4 8LG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SERS Energy Solutions Group Limited

Unit 3a, Gallagher Retail Park

Caerphilly

CF83 3GX

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £125,000,000

Total value of the contract/lot: £125,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 - Insulation and Associated Works Framework (National Coverage)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2022

V.2.2) Information about tenders

Number of tenders received: 11

Number of tenders received from SMEs: 9

Number of tenders received by electronic means: 11

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

V.2.3) Name and address of the contractor

Synergize Ltd

4 Greengate

Harrogate

HG3 1GY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Cornerstone (East Anglia) Limited

2-4 Fuller Road, Harleston

Norfolk

IP20 9EA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sustainable Building Services (UK) Limited

Unit 2B Maple Court, White Moss Business Park

Skelmersdale

WN8 9TW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Lawtech Group Limited

11 Lakeside Park, Medway City Estate

Rochester

ME2 4LT

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ENGIE Regeneration Limited trading as EQUANS

Quorum Business Park, Benton Lane

Newcastle

NE128EX

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Westdale North Limited

Grey Gables Farm, Doncaster Road

Doncaster

DN6 9JD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Low Carbon Exchange Limited

61 Gazelle Road

Weston-Super-Mare

BS24 9ES

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

E.ON Energy Solutions Ltd

Westwood Way, Westwood Business Park

Coventry

CV4 8LG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £450,000,000

Total value of the contract/lot: £450,000,000

Section VI. Complementary information

VI.3) Additional information

The call-off contracts to be awarded pursuant to the framework agreements that have been entered at conclusion of the procurement exercise may extend for a duration of up to 5 years beyond expiry of the 4-year framework term.

Please note that the total potential framework value stated within this notice and each lot is in relation to the full 4-year framework and takes into consideration the lot structure, length of call off contracts and that the EEM membership may grow over the framework lifetime .

This framework has been procured by Efficiency East Midlands Ltd (EEM Ltd) on behalf of their members and the other organisations described below as being authorised users. The

following contracting authorities will be entitled to agree and award contracts under this framework agreement as authorised users:

1) Any Member of EEM which for the avoidance of doubt currently includes 3 partner consortia Westworks(www.westworks.org.uk), Advantage South West (www.advantagesouthwest.co.uk) and South East Consortium (www.southeastconsortium.org.uk). A full list of current members is available at www.eem.org.uk .

2) Any future member of EEM or our partner consortia and in all cases being an organisation which has applied to join EEM or our partner consortia in accordance with the applicable constitutional documents;

3) An EEM participant being an organisation which is neither a current or EEM member (as defined at 1 above) nor a future member of EEM (as defined at 2 above) based within England and Wales which owns and/ or maintains/manages housing stock in one or more geographic area in which it operates and/or is an NHS Trust (which includes acute trusts, mental health trusts, care service trusts and ambulance trusts) or an organisation, police authority, fire authority, ambulance trust, university, higher/further education college, school or academy

or other public sector organisation.

Further details regarding the authorised users of this framework can be found within the tender documents.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

The Cabinet Office

Correspondence Team, Cabinet Office, Whitehall

London

SW1A 2AS

Country

United Kingdom

