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Tender

## **ECH 1134a - Worcestershire and West Midlands Development Framework Reboot**

The Community Housing Group

F02: Contract notice

Notice identifier: 2024/S 000-012576

Procurement identifier (OCID): ocds-h6vhtk-03f83d

Published 17 April 2024, 6:49pm

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

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

The Community Housing Group

3 Foley Grove, Foley Business Park, Stourport Road

Kidderminster

DY11 7PT

#### **Contact**

Sharon Hunt

#### **Email**

[Sharon@echelonconsultancy.co.uk](mailto:Sharon@echelonconsultancy.co.uk)

#### **Telephone**

+44 1707339800

**Country**

United Kingdom

**Region code**

UKG - West Midlands (England)

**National registration number**

5345282

**Internet address(es)**

Main address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

**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://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=66884&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=66884&B=ECHELON)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=66884&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=66884&B=ECHELON)

Tenders or requests to participate must be submitted to the above-mentioned address

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

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

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

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

ECH 1134a - Worcestershire and West Midlands Development Framework Reboot

Reference number

ECH 1134a

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

- 45000000 - Construction work

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

Works

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

Community Housing is seeking expressions of interest from suitably skilled and experienced Suppliers to deliver Development and/or Consultancy services under this multi-lot 5 year framework (4yrs with an optional 1 year extension).

This framework seeks to offer the benefits of best practice in contract delivery and collaborative working practices for Community Housing and other Authorised Users of the framework. The framework is to operate across Worcestershire, the West Midlands and the surrounding areas, (and will be open to all UK public sector bodies (and others as detailed in the procurement documents) to access via an Access Agreement between Community Housing, the Supplier and Pretium Frameworks Ltd, who Community Housing has appointed to administer the framework on their behalf.

Full details of the scope and requirements of the framework and the procurement process,

including how to tender are included within the procurement and tender documents.

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

Value excluding VAT: £1,298,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Development Works up to £4m

Lot No

1

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

- 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
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45214200 - Construction work for school buildings

- 45214300 - Construction work for college buildings
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45233000 - Construction, foundation and surface works for highways, roads
- 45233100 - Construction work for highways, roads
- 45262100 - Scaffolding work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45213100 - Construction work for commercial buildings
- 45213250 - Construction work for industrial buildings
- 45213310 - Construction work for buildings relating to road transport
- 45213350 - Construction work for buildings relating to various means of transport
- 45213352 - Service depot construction work
- 45214400 - Construction work for university buildings
- 45215100 - Construction work for buildings relating to health
- 45215214 - Residential homes construction work

- 45216200 - Construction work for military buildings and installations

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

NUTS codes

- UKG1 - Herefordshire, Worcestershire and Warwickshire
- UKG - West Midlands (England)

Main site or place of performance

Worcestershire

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

Work under this lot is for Construction and Development Work up to £4m and Community Housing considers that this lot may be suitable for economic operators that are small or medium enterprises (SME's), However, any selection of tenderers will be based solely on the criteria set out for the procurement.

The framework is being created for the construction of both dwellings and non-dwelling units. Non-dwelling units includes, but is not limited to, light industrial units, industrial units, commercial buildings, shops, offices, community buildings, educational buildings and related buildings.

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

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

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

Value excluding VAT: £50,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

Where works are estimated to have a value that falls in the overlap value between Lots 1 and 2, the Authorised User has the option to procure through either Lot (i.e., to invite Framework Suppliers from either Lot 1 or Lot 2).

For Lots 1 to 4, where there is insufficient interest to an expression of interest for any potential call-off under a specific Lot, the Authorised User reserves the right to approach Framework Suppliers on the adjacent Lot. For example, if an expression of interest is placed under Lot 1 and there is insufficient interest expressed by Framework Suppliers within that Lot the Authorised User can then access Lot 2 as an alternative. The definition of “insufficient interest” will vary by Authorised User but will generally be defined as a minimum of three Suppliers expressing an interest for a mini-competition.

### **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.2.14) Additional information**

Lot 1 is envisaged to be particularly suitable for SME Contractors.

Please refer to II.2.11) Information about options (above) for additional information relating to lot bidding criteria.

## **II.2) Description**

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

Development Works £3m - £10m

Lot No

2

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

- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building 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
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45214200 - Construction work for school buildings
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215212 - Retirement home construction work
- 45233000 - Construction, foundation and surface works for highways, roads
- 45233100 - Construction work for highways, roads
- 45262100 - Scaffolding work
- 45262690 - Refurbishment of run-down buildings



- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45213100 - Construction work for commercial buildings
- 45213250 - Construction work for industrial buildings
- 45213310 - Construction work for buildings relating to road transport
- 45213350 - Construction work for buildings relating to various means of transport
- 45213352 - Service depot construction work
- 45214300 - Construction work for college buildings
- 45214400 - Construction work for university buildings
- 45215100 - Construction work for buildings relating to health
- 45215210 - Construction work for subsidised residential accommodation
- 45215214 - Residential homes construction work
- 45216200 - Construction work for military buildings and installations

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

NUTS codes

- UKG1 - Herefordshire, Worcestershire and Warwickshire
- UKG - West Midlands (England)

Main site or place of performance

Worcestershire

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

Work under this lot is for Construction and Development Work between £3m and £10m and Community Housing considers that this lot may be suitable for economic operators that are small or medium enterprises (SME's), However, any selection of tenderers will be based solely on the criteria set out for the procurement.

The framework is being created for the construction of both dwellings and non-dwelling units. Non-dwelling units includes, but is not limited to, light industrial units, industrial units, commercial buildings, shops, offices, community buildings, educational buildings and related buildings.

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

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

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

Value excluding VAT: £75,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

Where works are estimated to have a value that falls in the overlap value between Lots 1 and 2, the Authorised User has the option to procure through either Lot (i.e., to invite Framework Suppliers from either Lot 1 or Lot 2).

For Lots 1 to 4, where there is insufficient interest to an expression of interest for any potential call-off under a specific Lot, the Authorised User reserves the right to approach Framework Suppliers on the adjacent Lot. For example, if an expression of interest is placed under Lot 1 and there is insufficient interest expressed by Framework Suppliers within that Lot the Authorised User can then access Lot 2 as an alternative. The definition of “insufficient interest” will vary by Authorised User but will generally be defined as a minimum of three Suppliers expressing an interest for a mini-competition.

### **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.2.14) Additional information**

Lot 2 is envisaged to be particularly suitable for SME Contractors.

Please refer to II.2.11) Information about options (above) for additional information relating to lot bidding criteria.

## **II.2) Description**

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

Development Works £10m - £25m

Lot No

3

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

- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building 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

- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45214200 - Construction work for school buildings
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45233000 - Construction, foundation and surface works for highways, roads
- 45233100 - Construction work for highways, roads
- 45262100 - Scaffolding work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45213100 - Construction work for commercial buildings
- 45213250 - Construction work for industrial buildings
- 45213310 - Construction work for buildings relating to road transport
- 45213350 - Construction work for buildings relating to various means of transport
- 45213352 - Service depot construction work
- 45214300 - Construction work for college buildings

- 45214400 - Construction work for university buildings
- 45215214 - Residential homes construction work
- 45216200 - Construction work for military buildings and installations

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

Worcestershire

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

Works under this lot are for Construction and Development work between £10m and £25m

In addition to covering the Wyre Forest and the areas surrounding Worcestershire and West Midlands, this lot will also be open across the whole of England and Wales as a national lot.

The framework is being created for the construction of both dwellings and non-dwelling units. Non-dwelling units includes, but is not limited to, light industrial units, industrial units, commercial buildings, shops, offices, community buildings, educational buildings and related buildings.

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

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

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

Value excluding VAT: £450,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

For Lots 1 to 4, where there is insufficient interest to an expression of interest for any potential call-off under a specific Lot, the Authorised User reserves the right to approach Framework Suppliers on the adjacent Lot. For example, if an expression of interest is placed under Lot 2 and there is insufficient interest expressed by Framework Suppliers within that Lot the Authorised User can then access Lot 3 as an alternative. The definition of “insufficient interest” will vary by Authorised User but will generally be defined as a minimum of three Suppliers expressing an interest for a mini-competition.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options (above) for additional information relating to lot bidding criteria.

## **II.2) Description**

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

Development Works: over £25m

Lot No

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

- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building 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
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45214200 - Construction work for school buildings
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45233000 - Construction, foundation and surface works for highways, roads
- 45262100 - Scaffolding work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45213100 - Construction work for commercial buildings

- 45213250 - Construction work for industrial buildings
- 45213310 - Construction work for buildings relating to road transport
- 45213350 - Construction work for buildings relating to various means of transport
- 45213352 - Service depot construction work
- 45214300 - Construction work for college buildings
- 45214400 - Construction work for university buildings
- 45215100 - Construction work for buildings relating to health
- 45215210 - Construction work for subsidised residential accommodation
- 45215214 - Residential homes construction work
- 45216200 - Construction work for military buildings and installations

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

Worcestershire

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

Works under this lot are for Construction and Development work over £25m

In addition to covering the Wyre Forest and the areas surrounding Worcestershire and West Midlands, this lot will also be open across the whole of England and Wales as a national lot.

The framework is being created for the construction of both dwellings and non-dwelling units. Non-dwelling units includes, but is not limited to, light industrial units, industrial units, commercial buildings, shops, offices, community buildings, educational buildings and related buildings.

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



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

### **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

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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

For Lots 1 to 4, where there is insufficient interest to an expression of interest for any potential call-off under a specific Lot, the Authorised User reserves the right to approach Framework Suppliers on the adjacent Lot. For example, if an expression of interest is placed under Lot 2 and there is insufficient interest expressed by Framework Suppliers within that Lot the Authorised User can then access Lot 3 as an alternative. The definition of “insufficient interest” will vary by Authorised User but will generally be defined as a minimum of three Suppliers expressing an interest for a mini-competition.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options (above) for additional information relating to lot bidding criteria.

## **II.2) Description**

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

Employers Agent and Cost Consultant

Lot No

5

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

- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services
- 71520000 - Construction supervision services
- 71521000 - Construction-site supervision services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 71500000 - Construction-related services

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

NUTS codes

- UKG3 - West Midlands
- UKG1 - Herefordshire, Worcestershire and Warwickshire

Main site or place of performance

Worcestershire

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

Services being procured under this lot are for Employers Agent and Cost Consultant services.

Please refer to the Employers Agent and Cost Consultant specification for more information.

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

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

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

Value excluding VAT: £5,000,000

#### **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: Yes

## Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options

## **II.2) Description**

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

Architect

Lot No

6

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

- 71000000 - Architectural, construction, engineering and inspection services
- 71541000 - Construction project management services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71240000 - Architectural, engineering and planning services
- 71242000 - Project and design preparation, estimation of costs

- 71250000 - Architectural, engineering and surveying services
- 71251000 - Architectural and building-surveying services

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

NUTS codes

- UKG3 - West Midlands
- UKG1 - Herefordshire, Worcestershire and Warwickshire

Main site or place of performance

Worcestershire

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

Services being procured under this lot are for Architect Services.

Please refer to the Architect Services Specification for more information

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

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

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

Value excluding VAT: £4,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options

## **II.2) Description**

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

Principal Designer

Lot No

7

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

- 71000000 - Architectural, construction, engineering and inspection services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71317200 - Health and safety services
- 71317210 - Health and safety consultancy services

- 71351914 - Archaeological services
- 71355000 - Surveying services
- 71500000 - Construction-related services

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

NUTS codes

- UKG3 - West Midlands
- UKG1 - Herefordshire, Worcestershire and Warwickshire

Main site or place of performance

Worcestershire

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

Services being procured under this lot are for Principle Designer Services

Please refer to the Principle Designer Services Specification for more information

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

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

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

Value excluding VAT: £4,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options

## **II.2) Description**

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

Structural and Civil Engineering Consultants

Lot No

8

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

- 71000000 - Architectural, construction, engineering and inspection services
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71311000 - Civil engineering consultancy services



- 71311100 - Civil engineering support services
- 71311210 - Highways consultancy services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71318000 - Advisory and consultative engineering services
- 71322100 - Quantity surveying services for civil engineering works
- 71355000 - Surveying services
- 71351914 - Archaeological services
- 71500000 - Construction-related services
- 71322000 - Engineering design services for the construction of civil engineering works

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

NUTS codes

- UKG3 - West Midlands
- UKG1 - Herefordshire, Worcestershire and Warwickshire

Main site or place of performance

Worcestershire

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

Services being procured under this lot are for Structural and Civil Engineering Services

Please refer to the Structural and Civil Engineering Services Specification for more information

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

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

documents

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

Value excluding VAT: £4,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options

## **II.2) Description**

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

Development Manager

Lot No

9

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

- 79411100 - Business development consultancy services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 79340000 - Advertising and marketing services
- 79342000 - Marketing services
- 79342100 - Direct marketing services
- 79413000 - Marketing management consultancy services
- 79418000 - Procurement consultancy services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70121100 - Building sale services
- 70123100 - Sale of residential real estate
- 71000000 - Architectural, construction, engineering and inspection services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71351914 - Archaeological services
- 71355000 - Surveying services
- 71500000 - Construction-related services

- 70311000 - Residential building rental or sale services

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

NUTS codes

- UKG3 - West Midlands
- UKG1 - Herefordshire, Worcestershire and Warwickshire

Main site or place of performance

Worcestershire

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

Services are being procured under this lot are for Development Manager services.

Please refer to the Development Manager Specification for more information.

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

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

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

Value excluding VAT: £4,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

## **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.2.14) Additional information**

Please refer to II.2.11) Information about options

## **II.2) Description**

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

Demolition, Removal and Site Preparation

Lot No

10

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

- 45100000 - Site preparation work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 71351500 - Ground investigation services

- 90715200 - Other pollution investigation services
- 90722000 - Environmental rehabilitation
- 90722100 - Industrial site rehabilitation
- 90722200 - Environmental decontamination services
- 90732000 - Services related to soil pollution
- 90732400 - Soil pollution advisory services
- 90733000 - Services related to water pollution
- 90733900 - Groundwater pollution treatment or rehabilitation
- 90740000 - Pollutants tracking and monitoring and rehabilitation services
- 90741000 - Services related to oil pollution
- 90741300 - Oil spillage rehabilitation services
- 90743000 - Services related to toxic substances pollution
- 90743200 - Toxic substances rehabilitation services

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

Worcestershire

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

Services being procured under this lot are for Demolition, Removal & Site Preparation Services.

In addition to covering the Wyre Forest and the areas surrounding Worcestershire and West Midlands, this lot will also be open across the whole of England and Wales as a national lot.

Please refer to the Demolition, Removal & Site Preparation Services specification for more information.

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

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

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

Value excluding VAT: £100,000,000

### **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: Yes

Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options

## **II.2) Description**

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

M&E Consultants

Lot No

11

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

- 50721000 - Commissioning of heating installations
- 71314310 - Heating engineering services for buildings
- 71315000 - Building services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71334000 - Mechanical and electrical engineering services
- 71351914 - Archaeological services
- 71355000 - Surveying services
- 71500000 - Construction-related services
- 71000000 - Architectural, construction, engineering and inspection services

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



NUTS codes

- UKG3 - West Midlands
- UKG1 - Herefordshire, Worcestershire and Warwickshire

Main site or place of performance

Worcestershire

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

Services being procured under this lot are for M&E Consultancy Services

Please refer to the M&E Consultancy Services specification for more information.

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

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

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

Value excluding VAT: £2,000,000

#### **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: Yes

## Description of options

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on projects.

### **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.2.14) Additional information**

Please refer to II.2.11) Information about options

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## **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

As set out in the procurement documents.

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

List and brief description of selection criteria

As set out in the procurement documents.

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

List and brief description of selection criteria

As set out in the procurement documents.

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As set out 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: 78

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

At the end of the 4 year term of the framework, Community Housing reserve the right to extend the framework for a further 12 months. The purpose of the potential extension is to allow for the completion of related follow-on 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 000-025527](#)

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

Date

6 June 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

11 July 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.3) Additional information

The Contracting Authority reserves the right to cancel the procurement and not to proceed with all or any part of the Framework at any stage of the procurement process.

The Contracting Authority also reserves the right not to award the Framework.

Neither the Contracting Authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or Tendering for this Framework.

The Contracting Authority considers that this contract may be suitable for economic operators that are Small or Medium Enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

The framework is to operate across the West Midlands and surrounding areas and will be open to all UK public sector bodies to access via an access Agreement between Community Housing (CH), the supplier and Pretium Frameworks Ltd, who Community Housing has appointed to administer the framework on its behalf. The framework will comprise of 11 lots as specified in the procurement and tender documents.

It should be noted that lot s3, 4 and 10 are National lots.

The framework will be open to but not limited to any "Authorised User", which is defined as follows:

- any entity within the same group of companies as Community Housing from time to time (a "Community Housing member");
- any entity or joint venture company that Community Housing or any other Community Housing member holds an interest in from time to time (a "Community Housing JV");
- any social housing provider in the united kingdom (excluding Community Housing, Community Housing members and Community Housing JVS);
- any supply chain member of any social housing provider in the united kingdom, including direct labour organisations and suppliers (excluding community housing, Community

Housing members and Community Housing JVS);

- any national, regional or local health authority in the united kingdom including, without limitation, any NHS group, and any organisation providing a service to these bodies;
- any local or regional authority in the United Kingdom (including any arms length organisation or service provider working on their behalf) delivering any public or private sector construction related projects including, without limitation, housing, education, highways and infrastructure work;
- any other “Contracting Authority” in the UK as defined in the Public Contracts Regulations 2015; and
- any service provider delivering services to any other Government Agency in the United Kingdom including, without limitation, the Ministry of Defence and the Highways Agency.

It should be noted that the framework is being created for the construction of both dwellings and non-dwelling units. Non-dwelling units includes, but is not limited to, light industrial units, industrial units, commercial buildings, shops, offices, community buildings, educational buildings and related buildings.

Bidders should note that Community Housing reserves its rights to introduce updates to the JCT suites of amendments (at its discretion) at a later date to account for the 2024 updates to be published by the JCT on 17 April 2024.

In addition, it should be noted that neither Devonshires, Pretium or Echelon shall be responsible for any changes made to the documents without the approval or engagement of the authors of the relevant documents at or prior to call off stage.

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

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

The Contracting Authority will observe a 10-day stand still period following the award of the Framework and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom