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Tender

## **Low Carbon Offsite MMC Housing Construction - South West DPS**

LHC for the South West Procurement Alliance (SWPA)

F02: Contract notice

Notice identifier: 2021/S 000-014059

Procurement identifier (OCID): ocids-h6vhtk-029c35

Published 21 June 2021, 3:11pm

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

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

LHC for the South West Procurement Alliance (SWPA)

The Generator Hub, The Gallery, Kings Wharf

Exeter

EX2 4AN

#### **Contact**

Mr Phil Blackmore

#### **Email**

[phillip.blackmore@swpa.org.uk](mailto:phillip.blackmore@swpa.org.uk)

#### **Telephone**

+44 7944971288

#### **Country**

United Kingdom

**NUTS code**

UKK - South West (England)

**Internet address(es)**

Main address

<https://procontract.due-north.com/opportunities>

Buyer's address

<http://www.swpa.org.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://procontract.due-north.com/opportunities>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Login>

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

Body governed by public law

**I.5) Main activity**

Other activity

Public Sector Framework Tendering Organisation

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## **Section II: Object**

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

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

Low Carbon Offsite MMC Housing Construction - South West DPS

Reference number

DN550213

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

- 45000000 - Construction work

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

Works

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

The London Housing Consortium (LHC) (acting as the Central Purchasing Body for the South West Procurement Alliance (SWPA)), are consulting on the potential establishment of a DPS Agreement for Construction of residential dwellings (including any associated community buildings and facilities) incorporating low energy offsite system across the South West. The DPS is aimed at delivering offsite / MMC housing, apartments, care homes and multi-occupancy dwellings including zero carbon solutions.

This DPS application process will run in conjunction with a new digital toolkit from Constructing Modern Methods (CMM).

CMM was developed as a concept in a previous piece of research funded by the Local Government Association and conducted with Bristol City Council (BCC) and Bristol Housing Festival (BHF) to understand what resources might make the widescale adoption of modern methods of construction and offsite housing solutions more feasible.

Candidates will need to register as a supplier on SWPA's eTendering portal, ProContract before being able to apply to the DPS. Once registered candidates will need to ensure they are logged in and click the appropriate DPS link from the opportunity list by filtering 'organisations' and selecting LHC. Once they have entered the Low Carbon Offsite Construction DPS the candidate should click on 'register interest in this opportunity'

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

Value excluding VAT: £1,125,000,000

#### **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**

Micro

Lot No

1

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

- 45000000 - Construction work

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

NUTS codes

- UKK - South West (England)

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

Lot 1 will cover projects between 1-2 units and with a Maximum Project Value of £200,000

The provision of MMC / offsite residential dwellings (including any associated community buildings and facilities) incorporating low energy systems across the South West. The DPS is aimed at delivering offsite housing, apartments, care homes and multi-occupancy dwellings including zero carbon solutions.

#### **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**

Start date

27 September 2021

End date

26 September 2031

This contract is subject to renewal

Yes

Description of renewals

Whilst an end date has been entered within this notice due to this being required by system settings, the advertised intention is that DPS will operate perpetually. In addition SWPA reserves the right to amend the scope and/or terminate and not renew or terminate and renew the DPS.

#### **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**

Small

Lot No

2

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

- 45000000 - Construction work

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

NUTS codes

- UKK - South West (England)

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

Lot 2 will cover projects between 3-15 units and with a Maximum Project Value of £1,800,000

The provision of MMC / offsite residential dwellings (including any associated community buildings and facilities) incorporating low energy systems across the South West. The DPS is aimed at delivering offsite housing, apartments, care homes and multi-occupancy dwellings including zero carbon solutions.

#### **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**

Start date

27 September 2021

End date

26 September 2031

This contract is subject to renewal

Yes

Description of renewals

Whilst an end date has been entered within this notice due to this being required by system settings, the advertised intention is that DPS will operate perpetually. In addition SWPA reserves the right to amend the scope and/or terminate and not renew or terminate and renew the DPS.

#### **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**

Medium

Lot No

3

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

- 45000000 - Construction work

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

NUTS codes

- UKK - South West (England)

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

Lot 3 will cover projects between 16-49 units and with a Maximum Project Value of £7,000,000

The provision of MMC / offsite residential dwellings (including any associated community buildings and facilities) incorporating low energy systems across the South West. The DPS is aimed at delivering offsite housing, apartments, care homes and multi-occupancy dwellings including zero carbon solutions.

### **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**

Start date

27 September 2021

End date

26 September 2031

This contract is subject to renewal

Yes

Description of renewals

Whilst an end date has been entered within this notice due to this being required by system settings, the advertised intention is that DPS will operate perpetually. In addition SWPA reserves the right to amend the scope and/or terminate and not renew or terminate and renew the DPS.

#### **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**

Large & Accommodation

Lot No

4

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

- 45000000 - Construction work

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



NUTS codes

- UKK - South West (England)

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

Lot 4 will cover projects over 50 units and with a Maximum Project Value of £10,000,000

The provision of MMC / offsite residential dwellings (including any associated community buildings and facilities) incorporating low energy systems across the South West. The DPS is aimed at delivering offsite housing, apartments, care homes and multi-occupancy dwellings including zero carbon solutions.

#### **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**

Start date

27 September 2021

End date

26 September 2031

This contract is subject to renewal

Yes

Description of renewals

Whilst an end date has been entered within this notice due to this being required by system settings, the advertised intention is that DPS will operate perpetually. In addition SWPA reserves the right to amend the scope and/or terminate and not renew or terminate and renew the DPS.

#### **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

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

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

The DPS will commission social value and community benefits as central (core objectives) to the procurement of developments. Contract performance conditions will in particular concern social and environmental objectives which will vary depending upon the objectives of contracting authorities which procure via the DPS, which may include locality priorities. Measurement methodologies used will also vary.

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

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

The procurement involves the setting up of a dynamic purchasing system

The dynamic purchasing system might be used by additional purchasers

#### **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: [2021/S 000-005316](#)

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

Date

26 September 2031

Local time

5:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

26 September 2031

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

English

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Whilst an end date has been entered within this notice due to this being required by system settings, the advertised intention is that DPS will operate perpetually. In addition SWPA reserves the right to amend the scope and/or terminate and not renew or terminate and renew the DPS.

### VI.3) Additional information

South West Procurement Alliance (SWPA), the South West hub of the London Housing Consortium (LHC) Group has long standing experience in offering frameworks and other procurement solutions for the public sector and has in recent years built up a portfolio of expertise in MMC/ Offsite solutions through traditional construction and MMC Offsite frameworks ([mmc.lhc.gov.uk](http://mmc.lhc.gov.uk)). Working in partnership with CMM and developing a DPS provides the opportunity for many new and emerging MMC/Offsite suppliers to engage with public sector organisations. It is hoped that these will come forward from the SW region supporting and boosting the local economy.

This is a Dynamic Purchasing System (DPS) for the construction of residential dwellings (and any associated community buildings and facilities) incorporating low energy offsite systems across the South West for the public sector. The DPS is aimed at delivering offsite housing, apartments, care homes and multi-occupancy dwellings including zero carbon solutions.

This DPS application process will run in conjunction with a new digital toolkit from Constructing Modern Methods (CMM).

CMM was developed as a concept in a previous piece of research funded by the Local Government Association and conducted with Bristol City Council (BCC) and Bristol Housing Festival (BHF) to understand what resources might make the widescale adoption of modern methods of construction and offsite housing solutions more feasible.

In April 2020, a consortium of partners led by YTKO and including BCC, BHF, BRE and 9 leading modular housing companies were awarded an innovate UK grant for their project, 'Enabling Housing Innovation for Inclusive Growth'. CMM is one of the direct outcomes of that Innovate UK project. Further information about the Innovate UK project is available here <https://westofengland.ytko.com/constructing-modern-methods/>

CMM offers an innovative solution to the acceleration of offsite, modular housing by

allowing suppliers to bring their solutions within the DPS through a robust and quality assured database.

This digital tool from CMM was designed specifically for and importantly with local authorities to provide an outcome-led procurement solution. The digital toolkit is key to achieving the projected rate of uptake in areas of MMC and offsite housing. It allows users to optioneer against a full spectrum of systems, organisations and performance options. This empowers the decision makers within local authorities, housing associations etc. at the call-off stage, helping narrow down the market to a number of possible options. These options are the confidently based on local policy and project specific criteria. Selected suppliers will then be invited to tender via a mini-competition.

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

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

The High Court

London

WC2A 2LL

Country

United Kingdom