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Planning

New Build Housing Construction Framework

LHC for the Scottish Procurement Alliance (SPA)

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-015330

Procurement identifier (OCID): ocds-h6vhtk-02c355

Published 5 July 2021, 11:14am

Section I: Contracting authority

I.1) Name and addresses

LHC for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

Contact

Procurement Team

Email

procurement@lhc.gov.uk

Telephone

+44 1895274800

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.scottishprocurement.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public sector framework provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Build Housing Construction Framework

Reference number

H2

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This is a Prior Information Notice (PIN) to provide advance warning and awareness of an upcoming tender LHC intends to issue to establish a framework agreement for the construction of new build housing projects.

The framework will replace the current New Build Housing Framework Agreement (H1) currently available from the SPA. The framework will cover the geographical area of Scotland (LHC will publish a separate tender for North and Central England and London and South East England. The framework will not be available within Wales or the South West of England).

LHC/SPA have already published a Prior Information Notice (PIN) ref: JAN404133

However the scope of the framework has widened to include separate workstreams for:

Workstream 5 – Groundworks and site preparation for new build housing projects (including infrastructure)

Workstream 6 – Demolition and associated site enabling works

Workstreams 5 & 6 will be standalone, however these workstreams will also be delivered by main contractors with the capability to do so as part of the other workstreams.

The full list of workstreams available under this framework will be:

Workstream 1 – New build housing - Low rise housing up to 11m floor height

Workstream 2 – Construction of Independent, Assisted and Residential Care Housing

Workstream 3 – Medium to High rise developments with floor heights above 11 m

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptions

Workstream 5 – Groundworks and site preparation for new build housing projects (including infrastructure)

Workstream 6 – Demolition and associated site enabling works

The procurement will be a restricted procedure. LHC will be issuing the Contract Notice and SPD on the 16/07/2021.

To register your early interest in the framework and to get further updates please click the link below and then click 'register an interest in this opportunity' (you will need to be registered and logged in) and LHC will message you via the Proactis portal with further information, updates and instructions with regards the market engagement outlined.

<https://procontract.due-north.com/Advert?advertId=c0edae68-ce54-eb11-8106-005056b64545&p=8b355dc0-f604-e711-80dd-005056b64545>

II.1.6) Information about lots

This contract is divided into lots: Yes

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

LHC intend to have a number of distinct workstreams reflecting the different types of new build housing that will be able to be delivered through the Framework Agreement. The following may be refined and therefore may not represent the lot structure in the final tender issued.

Workstream 1 – New build housing - Low rise housing up to 11m floor height

Workstream 2 – Construction of Independent, Assisted and Residential Care Housing

Workstream 3 – Medium to High rise developments with floor heights above 11 m

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptions

Workstream 5 – Groundworks and site preparation for new build housing projects (including infrastructure)

Workstream 6 – Demolition and associated site enabling works

Within each workstream there may be multiple lots with increasing project value bands or individual dwelling volumes.

Within each lot there will be multiple geographical areas that bidders can apply for.

II.2) Description

II.2.1) Title

Demolition and associated site enabling works

Lot No

6

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45111220 - Scrub-removal work
- 45111250 - Ground investigation work
- 45112000 - Excavating and earthmoving work
- 71351500 - Ground investigation services
- 45112340 - Soil-decontamination work
- 45110000 - Building demolition and wrecking work and earthmoving work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The scope of this workstream will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services
- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination.
- Ground improvement and/or compaction.
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

II.2) Description

II.2.1) Title

Groundworks and site preparation for new build housing projects

Lot No

5

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45113000 - Siteworks
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45200000 - Works for complete or part construction and civil engineering work
- 34928530 - Street lamps
- 45111240 - Ground-drainage work
- 45232451 - Drainage and surface works
- 45232450 - Drainage construction works

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This workstream is specifically designed for groundworks contract to prepare sites for construction and will include major infrastructure as part of the scope:

- Site Set up,
- Retaining walls
- Drainage and Services
- Site hoarding
- Temporary service to site
- Associated works
- Adoptable Roads ways
- Street lights

- Main foul and surface water drainage
- Civils work that may be required
- Ground stabilisation

II.3) Estimated date of publication of contract notice

16 July 2021

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

To register your early interest in the project and to get further updates please click the link below and then click 'register an interest in this opportunity' (you will need to be registered and logged in) and LHC will message you via the Proactis portal with further information, updates and instructions with regards the market engagement outlined in this notice.

<https://procontract.due-north.com/Advert?advertId=c0edae68-ce54-eb11-8106-005056b6>

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

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=658182.

(SC Ref:658182)