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Planning

New Build Housing Construction Framework

LHC

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-015647

Procurement identifier (OCID): ocds-h6vhtk-02c491

Published 7 July 2021, 10:37am

Section I: Contracting authority

I.1) Name and addresses

LHC

2-4 Vine Street

Uxbridge

UB81QE

Contact

Procurement Team

Email

procurement@lhc.gov.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.lhc.gov.uk

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 North and Central England and London and South East England. (LHC will publish a separate tender for Scotland)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: 2021/S 000-000687

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 intend to issue 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

Workstream 1 - New build housing - low rise up to 11m to top floor height

Lot No

1

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 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
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work

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)

II.2.4) Description of the procurement

Workstream 1 will cover the construction of new build housing - low rise up to 11m to top floor height

It is proposed that workstream 1 will include Houses, Bungalows, apartments, key worker accommodation, temporary accommodation.

In the final tender it is anticipated this workstream will be further broken down into project value or number of unit bandings and also by regional areas.

II.2) Description

II.2.1) Title

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

Lot No

2

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 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
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
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II.2.4) Description of the procurement

Workstream 2 will include the construction of Independent, Assisted and Residential Care Housing.

In the final tender this workstream may be further broken down into project value or number of unit bandings and also by regional areas.

II.2) Description

II.2.1) Title

Workstream 3 - High rise developments with floor heights above 11m

Lot No

3

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 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
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work

- 45215214 - Residential homes construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
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II.2.4) Description of the procurement

Workstream 3 will cover the construction of new build housing High rise developments with floor heights above 11m

It is proposed that workstream 3 will include the construction of multi-dwelling high rise flats, apartments, key worker and student accommodation.

In the final tender this workstream may be further broken down into project value or number of unit bandings and also by regional areas.

II.2) Description

II.2.1) Title

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptions

Lot No

4

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
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II.2.4) Description of the procurement

Workstream 4 will comprise repurposing of existing areas or refurbishment of existing properties to create new housing.

Examples of projects that would fall under this

workstream include:

- Refurbishment of individual properties
- Extensions and upgrades of existing properties for adaptations
- Extension of existing buildings
- 'Room on the roof' adaptations
- Adaptations of existing areas within residential properties (e.g. conversion of public areas to flats, infill projects etc)
- Conversion of commercial properties to residential use

In the final tender this workstream may be further broken down into project value or number of unit bandings and also by regional areas.

II.2) Description

II.2.1) Title

Workstream 5 - Groundworks and site preparation for new build housing projects

Lot No

5

II.2.2) Additional CPV code(s)

- 34928530 - Street lamps
- 45111000 - Demolition, site preparation and clearance work
- 45112000 - Excavating and earthmoving work

- 45113000 - Siteworks
- 45232450 - Drainage construction works
- 45232451 - Drainage and surface works
- 45232452 - Drainage works
- 45232453 - Drains construction work

II.2.3) Place of performance

NUTS codes

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II.2.4) Description of the procurement

Workstream 5 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.2) Description

II.2.1) Title

Workstream 6 - Demolition and associated site enabling works

Lot No

6

II.2.2) Additional CPV code(s)

- 45110000 - Building demolition and wrecking work and earthmoving work
- 71351500 - Ground investigation services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
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- UKH - East of England

- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Workstream 6 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.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.

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