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Tender

EN:Procure - Framework for New Build Housing (2023-2027)

EN Procure Ltd

F02: Contract notice

Notice identifier: 2023/S 000-015713

Procurement identifier (OCID): ocds-h6vhtk-03d35f

Published 2 June 2023, 2:20pm

The closing date and time has been changed to:

17 October 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

EN Procure Ltd

Collaboration Works, 2 Carbrook Street, Carbrook

Sheffield

S9 2JE

Contact

Mr István Baranyi

Email

tenders@efficiencynorth.org

Telephone

+44 3306061460

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.efficiencynorth.org/procure>

Buyer's address

<https://www.efficiencynorth.org/procure>

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/register>

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/Advert?advertId=ce442687-3501-ee11-8123-005056b64545&fromProjectDashboard=True>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

EN:Procure - Framework for New Build Housing (2023-2027)

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

EN:Procure Ltd. (ENP) is a social housing regeneration consortium based in North of England. ENP specialises in the procurement of goods, works and services for the construction and maintenance of social housing properties.

ENP wishes to procure and enter into a framework agreement with multiple contractors for the new build construction of residential and commercial buildings. The scope of works undertaken via the framework agreement will include design, site preparation, site remediation, associated civil engineering and infrastructure works, new build construction, refurbishment and the development of various property types, including mixed use developments incorporating commercial or public infrastructure and or buildings. Call offs under the framework may be undertaken on a on a single stage or multi-stage call-off basis, with provisions for early contractor involvement.

The contractors will be expected to complete the works to a high standard and are expected to share ENP's commitment to regeneration, specifically the creation of training, work

placement, educational activity, direct and shared apprenticeship, and new employment opportunities. Over the term of the framework ENP will expect contractors to develop their own ESG strategies as appropriate to bring wider benefits to ENP and members.

II.1.5) Estimated total value

Value excluding VAT: £700,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

Maximum number of lots that may be awarded to one tenderer: 3

II.2) Description

II.2.1) Title

LOT 1 - Schemes up to a maximum of 10 units

Lot No

1

II.2.2) Additional CPV code(s)

- 44210000 - Structures and parts of structures
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

This Lot will be for the construction of a variety of residential and commercial buildings up to a maximum number of 10 units predominantly in the regions of the North West of England, East Midlands of England and/or Yorkshire and Humber but may extend to other areas of the UK.

The scope of works undertaken via the framework agreement will include design, site preparation, site remediation, associated civil engineering and infrastructure works, new build construction, refurbishment and the development of various property types, including mixed use developments incorporating commercial or public infrastructure and or buildings. Call offs under the framework may be undertaken on a on a single stage or multi-stage call-off basis, with provisions for early contractor involvement.

The contractors will be expected to complete the works to a high standard and are expected to share ENP's commitment to regeneration, specifically the creation of training, work placement, educational activity, direct and shared apprenticeship, and new employment opportunities. Over the term of the framework ENP will expect contractors to develop their own ESG strategies as appropriate to bring wider benefits to ENP and members.

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: £70,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

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: 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

LOT 2 - Schemes of between 8 - 45 units

Lot No

2

II.2.2) Additional CPV code(s)

- 44210000 - Structures and parts of structures
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

This Lot will be for the construction of a variety of residential and commercial buildings between 8 - 45 units predominantly in the regions of the North West of England, East

Midlands of England and/or Yorkshire and Humber but may extend to other areas of the UK.

The scope of works undertaken via the framework agreement will include design, site preparation, site remediation, associated civil engineering and infrastructure works, new build construction, refurbishment and the development of various property types, including mixed use developments incorporating commercial or public infrastructure and or buildings. Call offs under the framework may be undertaken on a on a single stage or multi-stage call-off basis, with provisions for early contractor involvement.

The contractors will be expected to complete the works to a high standard and are expected to share ENP's commitment to regeneration, specifically the creation of training, work placement, educational activity, direct and shared apprenticeship, and new employment opportunities. Over the term of the framework ENP will expect contractors to develop their own ESG strategies as appropriate to bring wider benefits to ENP and members.

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: £140,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

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: 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

LOT 3 - Schemes of between 30 - 100 units

Lot No

3

II.2.2) Additional CPV code(s)

- 44210000 - Structures and parts of structures
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

This Lot will be for the construction of a variety of residential and commercial buildings between 30 - 100 units predominantly in the regions of the North West of England, East Midlands of England and/or Yorkshire and Humber but may extend to other areas of the UK.

The scope of works undertaken via the framework agreement will include design, site preparation, site remediation, associated civil engineering and infrastructure works, new build construction, refurbishment and the development of various property types, including mixed use developments incorporating commercial or public infrastructure and or buildings

Call offs under the framework may be undertaken on a on a single stage or multi-stage call-off basis, with provisions for early contractor involvement.

The contractors will be expected to complete the works to a high standard and are expected to share ENP's commitment to regeneration, specifically the creation of training, work placement, educational activity, direct and shared apprenticeship, and new employment opportunities. Over the term of the framework ENP will expect contractors to develop their own ESG strategies as appropriate to bring wider benefits to ENP and members.

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: £140,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

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: 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

LOT 4 - Schemes of 70 units and over

Lot No

4

II.2.2) Additional CPV code(s)

- 44210000 - Structures and parts of structures
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

This Lot will be for the construction of a variety of residential and commercial buildings to 70 units and over predominantly in the regions of the North West of England, East Midlands of England and/or Yorkshire and Humber but may extend to other areas of the UK.

The scope of works undertaken via the framework agreement will include design, site preparation, site remediation, associated civil engineering and infrastructure works, new build construction, refurbishment and the development of various property types, including mixed use developments incorporating commercial or public infrastructure and or buildings. Call offs under the framework may be undertaken on a on a single stage or multi-stage call-off basis, with provisions for early contractor involvement.

The contractors will be expected to complete the works to a high standard and are expected to share ENP's commitment to regeneration, specifically the creation of training, work placement, educational activity, direct and shared apprenticeship, and new employment opportunities. Over the term of the framework ENP will expect contractors to develop their own ESG strategies as appropriate to bring wider benefits to ENP and members.

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: £350,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

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: 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

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: 85

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

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

Originally published as:

Date

24 July 2023

Local time

12:00pm

Changed to:

Date

17 October 2023

Local time

12:00pm

See the [change notice](#).

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

English

IV.2.7) Conditions for opening of tenders

Date

24 July 2023

Local time

12:05pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Individual contracting authorities entitled to access the framework agreement will have the option to agree and award underlying contracts to the appointed contractors at any stage during the term of the framework agreement.

The following contracting authorities will be entitled to agree and award underlying contracts under the framework agreement as and when required.

Any member or customer of EN:Procure from time to time, which may include (but not limited to):

(a) any social housing provider and including any subsidiary and sponsoring department of such bodies in the United Kingdom from time to time

(<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>);

- (b) any local authority in the United Kingdom from time to time (<https://www.gov.uk/find-local-council>);
- (c) any community land trust and community interest company from time to time.
- (d) any public sector body providing accommodation;
- (e) any community benefit and mutual societies (A Community Benefit Society as registered with the Financial Conduct Authority - <https://mutuals.fca.org.uk/>);
- (f) any private sector bodies with an access to public funds from time to time;
- (g) any combined authorities;
- (h) any educational establishments (including universities) with student accommodation (<https://www.gov.uk/check-university-award-degree/recognised-bodies>, <https://get-information-schools.service.gov.uk/>, <http://www.schoolswbdirectory.co.uk/localauthorities.php>) ;
- (i) any NHS bodies (<https://www.england.nhs.uk/publication/nhs-provider-directory-and-registers-of-licensed-healthcare-providers/>);
- (j) any Police, Fire and Rescue body (<https://www.police.uk/pu/policing-in-the-uk/>, , <https://www.nationalfirechiefs.org.uk/Fire-and-Rescue-Services/>, <https://www.nifrs.org/home/about-us/your-area/>, <https://aace.org.uk/uk-ambulance-service/>);
- (k) any Registered Charity (<https://register-of-charities.charitycommission.gov.uk/charity-search>);
- (l) any procurement consortia from time to time;
- (m) any entity or joint venture company that any of the entities referred to in (a) – (k) hold an interest from time to time.

For bidders' information a list of EN's current customers is:

- Accent Housing <https://www.accentgroup.org/>
- ACIS Group <https://www.acisgroup.co.uk/>
- Ashfield District Council <https://www.ashfield.gov.uk/>

- Barnsley Metropolitan Borough Council <https://www.barnsley.gov.uk/>
- Berneslai Homes <https://www.berneslaihomes.co.uk/>
- Beyond Housing <https://beyondhousing.co.uk/>
- Bridge Homes <https://bridgehomesyorkshire.co.uk/>
- Calder Valley Community Land Trust <https://caldervalleyclt.org.uk/>
- Calderdale District Council <https://calderdale.gov.uk/v2/>
- Chartford Housing <https://hortonhousing.co.uk/about-us/chartford-housing-limited/>
- City of Doncaster Council <http://www.doncaster.gov.uk/>
- City of Lincoln <https://www.lincoln.gov.uk/>
- City of York Council <https://www.york.gov.uk/>
- Connect Housing <https://www.connecthousing.org.uk/>
- Craven District Council <https://www.northyorks.gov.uk/>
- Derby Homes <https://www.derbyhomes.org/>
- Derwent Living <https://www.placesforpeople.co.uk/about-us/who-we-are/our-companies/homes-to-rent>
- First Choice Homes Oldham <https://www.fcho.co.uk/>
- Guinness Partnership <https://www.guinnesspartnership.com/>
- Harrogate Borough Council <https://www.harrogate.gov.uk/>
- Home Group <https://www.homegroup.org.uk/>
- Hull City Council <https://www.hull.gov.uk/>
- Incommunities <https://www.incommunities.co.uk/>
- Joseph Rowntree Housing Trust <https://www.jrht.org.uk/>
- Kirklees Council <https://www.kirklees.gov.uk/beta/default.aspx>

- Leeds City Council <https://www.leeds.gov.uk/>
- Leeds Federated Housing Association <https://www.lfha.co.uk/>
- Leeds Jewish <https://ljha.co.uk/>
- Leicester City Council <https://www.leicester.gov.uk/>
- Lincolnshire Housing Partnership <https://www.lincolnshirehp.com/>
- Manningham Housing Association <https://www.manninghamhousing.co.uk/>
- Network Homes <https://www.networkhomes.org.uk/>
- Northumberland County Council <https://www.northumberland.gov.uk/>
- Nottingham City Homes <https://www.nottinghamcityhomes.org.uk/>
- One Manchester <https://www.onemanchester.co.uk/>
- Ongo Homes <https://www.ongo.co.uk/>
- Pickering and Ferens Homes <https://www.pfh.org.uk/>
- Plus Dane Housing <https://www.plusdane.co.uk/>
- Richmondshire District Council <https://www.northyorks.gov.uk/>
- Riverside Housing Association <https://www.riverside.org.uk/>
- Rotherham Metropolitan Borough Council <https://www.rotherham.gov.uk/>
- Rykneld Homes <https://www.rykneldhomes.org.uk/>
- Selby District Council <https://www.selby.gov.uk/>
- Sheffield City Council <https://www.sheffield.gov.uk/>
- South Kesteven District Council <http://www.southkesteven.gov.uk/>
- South Yorkshire Housing Association <https://www.syha.co.uk/>
- St Leger Homes of Doncaster <https://www.stlegerhomes.co.uk/>

- Together Housing <https://www.togetherhousing.co.uk/>
- Unity Homes & Enterprise <https://www.unityha.co.uk/>
- Wakefield and District Housing <https://www.wdh.co.uk/>
- West Yorkshire Combined Authority <https://www.westyorks-ca.gov.uk/>
- Wokingham Borough Council <https://www.wokingham.gov.uk/>
- Yorkshire Housing <https://www.yorkshirehousing.co.uk/>
- 54North Homes <https://54northhomes.co.uk/>

EN:Procure reserves the right to cancel the procurement at any time and not to proceed with all or any part of the framework agreement.

EN:Procure will not under any circumstance reimburse any expense incurred by bidders in preparing their tender submissions for the framework agreement.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom