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Contract

## **YORbuild3 Minor Works Contractors Framework Agreement North East Area**

Scarborough Borough Council

F03: Contract award notice

Notice identifier: 2022/S 000-022198

Procurement identifier (OCID): ocids-h6vhtk-02ed8f

Published 11 August 2022, 4:05pm

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

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

Scarborough Borough Council

Town Hall, St. Nicholas Street

SCARBOROUGH

YO112HG

#### **Contact**

Christopher Bourne

#### **Email**

[chris.bourne@scarborough.gov.uk](mailto:chris.bourne@scarborough.gov.uk)

#### **Telephone**

+44 1723232447

#### **Country**

United Kingdom

**Region code**

UKE2 - North Yorkshire

**Justification for not providing organisation identifier**

Sole trader

**Internet address(es)**

Main address

<https://www.scarborough.gov.uk>

Buyer's address

<https://yortender.eu-supply.com>

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

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

YORbuild3 Minor Works Contractors Framework Agreement North East Area

Reference number

CM144

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

- 45000000 - Construction work

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

Works

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

A Framework Agreement to serve all public sector bodies (and their statutory successors) and third sector organisations in the North East Yorkshire (UKE2) as detailed in the procurement documents.

Following the consultation on local government reorganisation in North Yorkshire, it was announced in July 2021 that the current county, district and borough councils would be replaced by a new single council for North Yorkshire with City of York Council remaining as it is.

Scarborough Borough Council is currently named as the contracting authority for the YORbuild3 North West area frameworks.

The new council is expected to officially start in April 2023. Until then, Scarborough Borough Council will continue as the contracting authority for this framework.

Once the new authority officially comes into being then the framework contracting authority for the North East areas will automatically transfer to the new North Yorkshire Council

The works involved are principally general building works and new housing, including contractors design when required. In addition some civil engineering works may also be included. The full list of accessing bodies is detailed within VI.3.

Principles of collaborative working and partnering will be key to the relationships under the framework.

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

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £520,000,000

### **II.2) Description**

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

Building Works 0 GBP up to 1 000 000 GBP.

Lot No

1

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

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKE2 - North Yorkshire

Main site or place of performance

North East Yorkshire

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

Framework for construction works 0 GBP up to 1 000 000 GBP.

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

Quality criterion - Name: Contract / Weighting: 12.5%

Quality criterion - Name: Social and Environmental Value / Weighting: 10%

Quality criterion - Name: Supply Chain / Weighting: 10%

Quality criterion - Name: Framework Management / Weighting: 7.5%

Quality criterion - Name: Best Practice / Weighting: 10%

Cost criterion - Name: Name: Prices / Weighting: 40%

Cost criterion - Name: Name: Social Value / Weighting: 10%

#### **II.2.11) Information about options**

Options: Yes

Description of options

The framework has an option to extend for a further period of 2 years to allow the appointed contractors adequate time to recoup their significant initial investment in establishing processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include economic regeneration, carbon and waste reduction, training and employment initiatives, training of their staff to new ways of working, BIM, new models of construction procurement, Construction Playbook and Construction Innovation Hub Value toolkit.

In addition there will be significant investment required from clients in undertaking the selection and evaluation process, and in particular the training of their staff and consultants to new ways of working. The partnering and collaborative working objectives that will form part of this framework may only be capable of being realised over longer periods of time than 4 years, not least because a number of public sector bodies may only start using this framework when their existing arrangements expire. Further details are set out in the framework documents. Provisional timetable for recourse to these options: in months: 48 (from the award of the framework).

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

Some projects may receive financial contributions from European Union Funds.

## **II.2) Description**

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

Building Works over 1 000 000 GBP up to 4 000 000 GBP.

Lot No

2

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

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKE2 - North Yorkshire

Main site or place of performance

North East Yorkshire

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

Framework for construction works over 1 000 000 GBP up to 4 000 000 GBP.

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

Quality criterion - Name: Contract / Weighting: 12.5%

Quality criterion - Name: Social and Environmental Value / Weighting: 10%

Quality criterion - Name: Supply Chain / Weighting: 10%

Quality criterion - Name: Framework Management / Weighting: 7.5%

Quality criterion - Name: Best Practice / Weighting: 10%

Cost criterion - Name: Prices / Weighting: 40%

Cost criterion - Name: Social Value Offer / Weighting: 10%

### **II.2.11) Information about options**

Options: Yes

Description of options

The framework has an option to extend for a further period of 2 years to allow the appointed contractors adequate time to recoup their significant initial investment in establishing processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include economic regeneration, carbon and waste reduction, training and employment initiatives, training of their staff to new ways of working, BIM, new models of construction procurement, Construction Playbook and Construction Innovation Hub Value toolkit.

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

Some projects may receive financial contributions from European Union Funds.

## **II.2) Description**

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

New housing up to 25 units

Lot No

3

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

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKE2 - North Yorkshire

Main site or place of performance

North East Yorkshire

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

Framework for New housing up to 25 units.

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

Quality criterion - Name: Contract / Weighting: 12.5%

Quality criterion - Name: Social and Environmental Value / Weighting: 10%

Quality criterion - Name: Framework Management / Weighting: 7.5%

Quality criterion - Name: HousingBest Practice / Weighting: 10%

Cost criterion - Name: Prices / Weighting: 40%

Cost criterion - Name: Social Value Offer / Weighting: 10%

### **II.2.11) Information about options**

Options: Yes

Description of options

The framework has an option to extend for a further period of 2 years to allow the



appointed contractors adequate time to recoup their significant initial investment in establishing processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include economic regeneration, carbon and waste reduction, training and employment initiatives, training of their staff to new ways of working, BIM, new models of construction procurement, Construction Playbook and Construction Innovation Hub Value toolkit.

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

Some projects may receive financial contributions from European Union Funds.

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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

#### **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 000-026146](#)

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## **Section V. Award of contract**

### **Contract No**

CM144

### **Lot No**

1,2 & 3

### **Title**

Building Works 0 GBP up to 1 000 000 GBP. Lot 2: Building Works over 1 000 000 GBP up to 4 000 000 GBP. Lot 3: New housing up to 25 units

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

1 August 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 28

Number of tenders received by electronic means: 28

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Bermar Building Co Ltd (Appointed lots 1 & 2)

Unit 2 Bull Royd Industrial Estate Bull Royd Lane

Bradford

BD8 0LH

Country

United Kingdom

NUTS code

- UKE41 - Bradford

Companies House

1052886

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Equans Regeneration Ltd (Appointed lot 2)

Q3 Office Quorum Business Park Benton Lane, Tyne and Wear

Newcastle

NE12 8EX

Country

United Kingdom

NUTS code

- UKC22 - Tyneside

Companies House

1738371

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Esh Construction Ltd (Appointed lot 2)

Esh House Bowburn North Industrial Estate Bowburn

County Durham

DH6 5FP

Country

United Kingdom

NUTS code

- UKC14 - Durham CC

Companies House

2529939

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

F Parkinson Ltd (Appointed lots 1 & 2)

50 Mowbray Drive, Blackpool

Lancashire

FY3 7UN

Country

United Kingdom

NUTS code

- UKD42 - Blackpool

Companies House

446626

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Geo Houlton & Sons Ltd (Appointed lots 1 & 2,3)

Hyperion Street Hull

East Yorkshire

HU9 1BD

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

01632717

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Hobson & Porter Ltd (Appointed lot 2 )

Clifford House, Malmo Road, Sutton Field Industrial Estate ,

Kingston upon Hull

HU7 0YF

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

1448193

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

JP Developers Ltd (Appointed lot 1)

County House Dalton Street

Hull

HU8 8BB

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

03873231

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Kier Services Ltd T/A Kier Places (Appointed lot 2)

2nd Floor Optimum House Clippers Quay, Salford

Manchester

M50 3XP

Country

United Kingdom

NUTS code

- UKD33 - Manchester

Companies House

2651873

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Lindum Group Ltd (Appointed lots 1,2,3,)

Lindum Business Park, Station Road, North Hykeham

Lincoln

LN6 3QX

Country

United Kingdom

NUTS code

- UKF30 - Lincolnshire

Companies House

1236338

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Morris & Spottiswood Ltd (Appointed lots 1,2,3)

54 Helen Street

Glasgow

G51 3HQ

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

Companies House

SC046129

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

R H Fullwood & Co Ltd (Appointed lot 1)

19 Rowley Lane South Elmsall Pontefract

West Yorkshire

WF9 2JP

Country

United Kingdom

NUTS code

- UKE45 - Wakefield

Companies House

672657

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

S Voase Builders Ltd (Appointed lot 1)



Fretwells Business Park, Olso Road,

Hull

HU7 0YN

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

03439914

The contractor is an SME

Yes

### **V.2.3) Name and address of the contractor**

Sewell Construction Ltd & Illingworth and Gregory Ltd ( Appointed lot 2)

Geneva Way. Leads Road,

Hull

HU7 0DG

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

525842 & 01273527

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Simpson (York) Ltd (Appointed lot 1)

10 Hassacarr Close, Chessingham Park, Dunnington

York

YO19 5SN

Country

United Kingdom

NUTS code

- UKE21 - York

Companies House

00847721

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Tolent Construction Ltd (Appointed lots 1,2,3,)

Ravenworth House, 5th Avenue Business Park, Team Valley

Gateshead

NE11 0HF

Country

United Kingdom

NUTS code

- UKC22 - Tyneside

Companies House

2450574

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Trios Facilities Management Ltd (Appointed lot 1 )

Ground Floor Edgerton House,68 Baker Street, Weybridge

Surrey

KT13 8AL

Country

United Kingdom

NUTS code

- UKJ25 - West Surrey

Companies House

03616663

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

William Birch & Sons Ltd (Appointed lots 1,2)

1 Link Road Court, Osbaldwick,

York

YO10 3JQ

Country

United Kingdom

NUTS code

- UKE21 - York

Companies House

129834

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £52,000,000

Total value of the contract/lot: £52,000,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Public sector organisations that may access this framework subject to approval of the Contracting Authority include (but are not limited to):

- Local Authorities in Yorkshire and Humber, North East England, Lincolnshire (i.e. a local authority as defined in Regulation 1 and 84(1) of the Local Government Act 2000, Local Authorities and their Arms Length Management Organisations, including all County, City, District and Borough Councils, Unitary Authorities, Parish and Town Councils. A list is available at: [www.gov.uk/find-local-council](http://www.gov.uk/find-local-council)
- Central Government Department, non-departmental government bodies and Agencies [www.gov.uk/government/organisations](http://www.gov.uk/government/organisations)
- combined Authorities (as defined in Local Democracy, Economic Development and Construction Act 2009),
- educational establishments (e.g. schools, school governing bodies; voluntary aided schools; foundation schools; any faith educational establishments including the Roman Catholic Dioceses and Anglican Dioceses, associated with the named Local Authorities including diocesan authorities; academies; free schools, city technology colleges;

foundation partnerships; education authorities, publicly funded schools, universities, colleges, University Technical Colleges, University Purchasing Consortium, further education establishments; higher education establishments and other educational establishments).

[www.ucas.com/](http://www.ucas.com/)

<https://www.neupc.ac.uk/who-are-our-members>

[www.schoolswirectory.co.uk/](http://www.schoolswirectory.co.uk/)

[www.gov.uk/school-performance-tables](http://www.gov.uk/school-performance-tables)

[www.ukri.org/](http://www.ukri.org/)

- National Park Authorities [www.nationalparks.uk/parks/](http://www.nationalparks.uk/parks/)
- Internal Drainage Boards [www.ada.org.uk/idb\\_members\\_map.html](http://www.ada.org.uk/idb_members_map.html)
- Registered Social Landlords (Housing Associations)

[www.gov.uk/government/publications/current-registered-providers-of-social-housing](http://www.gov.uk/government/publications/current-registered-providers-of-social-housing)

- Police Forces [www.police.uk/?view=force\\_sites](http://www.police.uk/?view=force_sites)
- Fire and Rescue Services

[www.fireservice.co.uk/information/ukfrs](http://www.fireservice.co.uk/information/ukfrs)

- Ambulance Services [www.aace.org.uk](http://www.aace.org.uk)
- NHS Bodies England:

[www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx](http://www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx)

[www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx)

[www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx)

[www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx)

- hospices in the UK:

<https://www.hospiceuk.org/about-hospice-care/find-a-hospice>

- third sector and charities in the United Kingdom:

[www.gov.uk/government/organisations/charity-commission](http://www.gov.uk/government/organisations/charity-commission)

[www.oscr.org.uk/](http://www.oscr.org.uk/)

- citizens advice: [www.citizensadvice.org.uk/](http://www.citizensadvice.org.uk/)

- projects commissioned by LEPs,

- also permitted to access the framework are locally delivered public service providers e.g. General Practitioners' Surgeries.

[www.nhs.uk/service-search/find-a-gp](http://www.nhs.uk/service-search/find-a-gp)

- the option is reserved for the framework to be used by projects funded by Section 106 and/or community infrastructure levy,

- passenger transport executives:

[www.urbantransportgroup.org/about-us/our-members](http://www.urbantransportgroup.org/about-us/our-members)

- Humber Bridge Board: [www.humberbridge.co.uk/](http://www.humberbridge.co.uk/)

- canal and river trusts:

[www.canalrivertrust.org.uk/about-us/our-regions/north-east-waterways](http://www.canalrivertrust.org.uk/about-us/our-regions/north-east-waterways)

- social enterprises within culture and leisure:

[www.sporta.org/member-directory](http://www.sporta.org/member-directory)

- trusts, charities, social enterprises, mutuals, and community interest companies: (i.e. organisations that have been established by the public bodies within the scope of this advertisement and/or where the contracting public bodies are trustees or partners of the Trusts, Social Enterprises, Mutuals and Community Interest Companies or any similar organisation).

Other additional public bodies operating in this region but not specifically referred to may also use this framework including successors to those organisations already identified and their subsidiaries. It is intended that the framework will deliver a significant proportion of the general building and related works of these public sector bodies. However, these public sector bodies do not guarantee to award a minimum value or indeed any value of services under the proposed arrangement.

[www.ucas.com/](http://www.ucas.com/)

<https://www.neupc.ac.uk/who-are-our-members>

[www.schoolswebdirectory.co.uk/](http://www.schoolswebdirectory.co.uk/)

[www.gov.uk/school-performance-tables](http://www.gov.uk/school-performance-tables)

[www.ukri.org/](http://www.ukri.org/)

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- Registered Social Landlords (Housing Associations)

[www.gov.uk/government/publications/current-registered-providers-of-social-housing](http://www.gov.uk/government/publications/current-registered-providers-of-social-housing)

- Police Forces [www.police.uk/?view=force\\_sites](http://www.police.uk/?view=force_sites)

- Fire and Rescue Services

[www.fireservice.co.uk/information/ukfrs](http://www.fireservice.co.uk/information/ukfrs)

- Ambulance Services [www.aace.org.uk](http://www.aace.org.uk)

- NHS Bodies England:

[www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx](http://www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx)

[www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx)

[www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx)

[www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx)

- hospices in the UK:

<https://www.hospiceuk.org/about-hospice-care/find-a-hospice>

- third sector and charities in the United Kingdom:

[www.gov.uk/government/organisations/charity-commission](http://www.gov.uk/government/organisations/charity-commission)

[www.oscr.org.uk/](http://www.oscr.org.uk/)

- citizens advice: [www.citizensadvice.org.uk/](http://www.citizensadvice.org.uk/)
- projects commissioned by LEPs,
- also permitted to access the framework are locally delivered public service providers e.g. General Practitioners' Surgeries.

[www.nhs.uk/service-search/find-a-gp](http://www.nhs.uk/service-search/find-a-gp)

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- Humber Bridge Board: [www.humberbridge.co.uk/](http://www.humberbridge.co.uk/)
- canal and river trusts:

[www.canalrivertrust.org.uk/about-us/our-regions/north-east-waterways](http://www.canalrivertrust.org.uk/about-us/our-regions/north-east-waterways)

- social enterprises within culture and leisure:

[www.sporta.org/member-directory](http://www.sporta.org/member-directory)

- trusts, charities, social enterprises, mutuals, and community interest companies: (i.e. organisations that have been established by the public bodies within the scope of this advertisement and/or where the contracting public bodies are trustees or partners of the Trusts, Social Enterprises, Mutuals and Community Interest Companies or any similar organisation).

Other additional public bodies operating in this region but not specifically referred to may also use this framework including successors to those organisations already identified and their subsidiaries. It is intended that the framework will deliver a significant proportion of the general building and related works of these public sector bodies. However, these public sector bodies do not guarantee to award a minimum value or indeed any value of services under the proposed arrangement.

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

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



Scarborough Borough Council

Town Hall St Nicholas Street

Scarborough

YO11 2HG

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

Scarborough Borough Council Council will incorporate a standstill period at the point information on the award of the framework is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. The Public Contracts Regulations 2015 provide for an economic operator who suffers or risks suffering loss or damage by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).