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Tender

## **Modern Methods of Construction (MMC) New Homes Framework NH3**

LHC

F02: Contract notice

Notice identifier: 2022/S 000-023069

Procurement identifier (OCID): ocids-h6vhtk-03130f

Published 19 August 2022, 10:05am

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

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

LHC

Royal House 2-4 Vine Street

Uxbridge

UB81QE

#### **Contact**

Procurement Team

#### **Email**

[procurement@lhc.gov.uk](mailto:procurement@lhc.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI74 - Harrow and Hillingdon

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.lhc.gov.uk](http://www.lhc.gov.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://in-tendhost.co.uk/lhc.aspx/ProjectManage/1>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/lhc.aspx/ProjectManage/1>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://in-tendhost.co.uk/lhc.aspx/ProjectManage/1>

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

Body governed by public law

**I.5) Main activity**

Other activity

Public Sector Framework Provider

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## **Section II: Object**

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

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

Modern Methods of Construction (MMC) New Homes Framework NH3

Reference number

NH3

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

- 45000000 - Construction work

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

Works

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

LHC is seeking interest from suitable organisations for our Modern Methods of Construction (MMC) New Homes Framework (NH3).

This is a national framework and is being procured on behalf of:

LHC

South-West Procurement Alliance (SWPA)

Consortium Procurement Construction (CPC)

Scottish Procurement Alliance (SPA)

Welsh Procurement Alliance (WPA)

This framework is the successor to our popular Offsite Construction of New Homes Framework - NH2 and will be for the construction of Modern Methods of Construction (MMC) New Homes and associated works.

The framework consists of 4 (four) workstreams and each workstream has multiple lots bidders can apply for. As follows:

Workstream 1 - Three Dimensional (3D) Modular Systems - Category 1

Workstream 2 - Two Dimensional (2D) Panelised Systems - Category 2

Workstream 3 - Main Contractors Delivering MMC Solutions - Lots 11-17

Workstream 4 - Groundworks and Site preparation for MMC Housing Projects - Lot 18

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

Economic and financial standing:

Bidders will be required to meet a minimum turnover requirement for each lot (please refer to ITT). LHC will conduct a financial assessment. This assessment will allow LHC to carry out a robust assessment of a Bidders' financial standing.

The assessment will have 2 stages:

1) Credit score - LHC will use Creditsafe to carry out initial checking of a Bidders' financial status.

2) Profitability, Stability and Liquidity Assessment - Bidders will be assessed on their financial stability based on a range of financial information obtained from the Bidders annual accounts.

Bidders will be required to have the following minimum levels of insurance:

All lots except lot 9 & 18

Employers (Compulsory) Liability Insurance: £5,000,000

Public Liability Insurance: £5,000,000

Professional Indemnity Insurance: £2,000,000

Lots 9 & 18

Employers (Compulsory) Liability Insurance: £5,000,000

Public Liability Insurance: £5,000,000

Technical requirements:

Bidders are required to have the following:

All Bidders:

Health & Safety ISO 45001 (please refer to ITT for accepted equivalents)

Lots 1-7, 8, 10, 11-17:

Environmental Management ISO 14001 (please refer to ITT for accepted equivalents)

Quality Management ISO 9001 (please refer to ITT for accepted equivalents)

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

Value excluding VAT: £600,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots  
18

## **II.2) Description**

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

Lot 1 - 3D Modular Low Rise Housing and Apartments up to 11m - 0 - 9 Units

Lot No

1

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units

- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 1 covers low rise volumetric three dimensional units. Volumetric units can be brought to final site in a variety of forms ranging from a basic structure only to one with all internal and external finishes and services installed. This lot encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. This workstream also allows for the installation of volumetric units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: FactoryAssessment / Weighting: 15%

Quality criterion - Name: Regional/SocialValue / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 2 - 3D Modular Low Rise Housing and Apartments up to 11m - 10 - 19 Units

Lot No

2

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units



- 45223822 - Prefabricated components

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

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
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- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

Lot 2 covers low rise volumetric three dimensional units. Volumetric units can be brought to final site in a variety of forms ranging from a basic structure only to one with all internal and external finishes and services installed. This lot encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. This workstream also allows for the installation of volumetric units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 3 - 3D Modular Low Rise Housing and Apartments up to 11m - 20 - 49 Units

Lot No

3

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units

- 45223822 - Prefabricated components

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

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
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- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

Lot 3 covers low rise volumetric three dimensional units. Volumetric units can be brought to final site in a variety of forms ranging from a basic structure only to one with all internal and external finishes and services installed. This lot encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. This workstream also allows for the installation of volumetric units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 4 - 3D Modular Low Rise Housing and Apartments up to 11m - 50+ Units

Lot No

4

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

- 44211100 - Modular and portable buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units

- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 4 covers low rise volumetric three dimensional units. Volumetric units can be brought to final site in a variety of forms ranging from a basic structure only to one with all internal and external finishes and services installed. This lot encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. This workstream also allows for the installation of volumetric units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 5 - 3D Modular High Rise Housing - 11m or Higher

Lot No

5

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units

- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 5 covers Medium to High Rise volumetric three dimensional units. Volumetric units can be brought to final site in a variety of forms ranging from a basic structure only to one with all internal and external finishes and services installed. This lot covers projects for Medium to High rise developments with floor heights above 11m covering flats/apartments and mixed use projects.

This workstream also allows for the installation of volumetric units.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 6 - 3D Modular Independent & Assisted Housing and Care Homes

Lot No

6

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units



- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 6 covers the provision of specialist housing including Care Homes, Extra Care Housing, Sheltered Housing and Assisted Living Housing. Volumetric units can be brought to final site in a variety of forms ranging from a basic structure only to one with all internal and external finishes and services installed.

This workstream also allows for the installation of volumetric units.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 7 - 3D Modular Adaptive Pods

Lot No

7

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
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- UKI - London
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- UKK - South West (England)

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

Lot 7 covers the requirement for units to provide additional accommodation (Assisted bathrooms/Bedrooms etc for disabled users) as a single storey extension for existing housing units. The internal design and layout will be bespoke to meet the specific end user requirements.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 8 - 2D Panelised Systems - Supply Only

Lot No

8

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 8 will cover the supply only of panelised systems including systems such as timber, light gauge steel frames and Structural Insulated Panels (SIPS) or other alternatives.

Bidders will be able to provide:

Basic frames (2a)

Enhanced insulations and lining materials (2b)

Further enhanced including windows and cladding (2c)

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 9 - 2D Panelised Systems - Installers

Lot No

9

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units

- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 9 is for installation panelised systems, such as timber, light gauge steel frames and Structural Insulated Panels (SIPS) or other alternatives by specialist installers.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 65%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 10 - 2D Panelised Systems - Supply and Installation

Lot No

10

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

#### **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)
- UKK - South West (England)

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

Lot 10 will cover the supply and installation of panelised systems including systems such as timber, light gauge steel frames and Structural Insulated Panels (SIPS) or other alternatives.

Bidders will be able to provide:

Basic frames (2a)

Enhanced insulations and lining materials (2b)

Further enhanced including windows and cladding (2c)

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

### **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) Description**

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

Lot 11 - Main Contractors Low Rise Housing and Apartments up to 11m - 0 - 9 Units

Lot No

11

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units

- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 11 encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. Appointed Companies will also be able to deliver Adaptive Pods, this will include the pod and all ancillary works required to install and integrate the pod with the existing property This lot is for main contractors who can provide MMC solutions and Principal Contractor services to deliver all scopes of a construction project including design, manufacturing, groundworks, civils, roadways, drainage installation (sub and super structure), handover and post construction.

This also includes the ability for an organisation to supply through either an internal manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 12 - Main Contractors Low Rise Housing and Apartments up to 11m - 10 - 19 Units

Lot No

12

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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**

Lot 12 encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. Appointed Companies will also be able to deliver Adaptive Pods, this will include the pod and all ancillary works required to install and integrate the pod with the existing property This lot is for main contractors who can provide MMC solutions and Principal Contractor services to deliver all scopes of a construction project including design, manufacturing, groundworks, civils, roadways, drainage installation (sub and super structure), handover and post construction.

This also includes the ability for an organisation to supply through either an internal manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple

regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 13 - Main Contractors Low Rise Housing and Apartments up to 11m - 20 - 49 Units

Lot No

13

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 13 encompasses all low rise housing up to 11m in height but typically up to 4 storeys high. Appointed Companies will also be able to deliver Adaptive Pods, this will include the pod and all ancillary works required to install and integrate the pod with the existing property This lot is for main contractors who can provide MMC solutions and Principal Contractor services to deliver all scopes of a construction project including design, manufacturing, groundworks, civils, roadways, drainage installation (sub and super structure), handover and post construction.

This also includes the ability for an organisation to supply through either an internal

manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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



## Lot 14 - Main Contractors Low Rise Housing and Apartments up to 11m - 50+ Units

Lot No

14

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 14 encompasses all low rise housing up to 11m in height but typically up to 4 storeys

high. Appointed Companies will also be able to deliver Adaptive Pods, this will include the pod and all ancillary works required to install and integrate the pod with the existing property. This lot is for main contractors who can provide MMC solutions and Principal Contractor services to deliver all scopes of a construction project including design, manufacturing, groundworks, civils, roadways, drainage installation (sub and super structure), handover and post construction.

This also includes the ability for an organisation to supply through either an internal manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 15 - Main Contractors High Rise Housing - 11m or Higher

Lot No

15

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 15 covers projects for Medium to High rise developments with floor heights above 11m covering flats/apartments and mixed use projects. This lot is for main contractors who can provide MMC solutions and Principal Contractor services to deliver all scopes of a construction project including design, manufacturing, groundworks, civils, roadways, drainage installation (sub and super structure), handover and post construction.

This also includes the ability for an organisation to supply through either an internal manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 16 - Main Contractors Care Homes and Specialised Housing

Lot No

16

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 16 covers the provision of specialist housing including Care Homes, Extra Care Housing, Sheltered Housing and Assisted Living Housing. This lot is for main contractors who can provide MMC solutions and Principal Contractor services to deliver all scopes of a construction project including design, manufacturing, groundworks, civils, roadways, drainage installation (sub and super structure), handover and post construction.

This also includes the ability for an organisation to supply through either an internal manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

To encourage SMEs and regional bidders each lot is also broken down into multiple regional areas bidders can apply for.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 17 - Main Contractors 'Room on the Roof'

Lot No

17

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 17 covers the provision of additional residential accommodation on top of an existing building, (this will include the accommodation and all associated works). In addition to the room on the roof accommodation, refurbishment and energy efficiency measures may need to be provided to the existing building as part of the project.

This also includes the ability for an organisation to supply through either an internal manufacturing facility, nominated third party supplying any MMC categories or another organisation awarded on the framework supplying MMC categories 1 and 2.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 18 - Groundworks and Associated Works

Lot No

18

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Lot 18 is for the provision of Groundworks and associated services encompassing:

Ground Works

Civil Engineering and Drainage

Roadworks and S278 Works

Site Setup and enabling works

Hard landscaping

Geotechnical and exploratory ground investigation and surveys

Remediation

Drainage

Foundations

Retaining Wall

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

Quality criterion - Name: Technical Capability / Weighting: 65%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 19 - Workstream 1 3D Modular Low Rise Housing Superlot

Lot No

19

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

- 43000000 - Machinery for mining, quarrying, construction equipment
- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

#### **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)
- UKK - South West (England)

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

Bidders will not specifically apply to be on the Workstream 1 3D Modular Low Rise Housing Superlot.

Following the evaluation process all companies appointed to one or more of the low rise housing lots 1-4 will be automatically added to the respective superlot.

The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.
- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only

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

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

#### **II.2.6) Estimated value**

Value excluding VAT: £600,000,000

#### **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) Description**

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

Lot 20 - Main Contractors Low Rise Housing Superlot

Lot No

20

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

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures

- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

### **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)
- UKK - South West (England)

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

Bidders will not specifically apply to be on the Workstream 3 Main Contractors Low Rise Housing Superlot.

Following the evaluation process all companies appointed to one or more of the main contractors low rise housing lots 11-14 will be automatically added to the respective superlot.

The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.
- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only

**II.2.5) Award criteria**

Quality criterion - Name: Technical Capability / Weighting: 50%

Quality criterion - Name: Factory Assessment / Weighting: 15%

Quality criterion - Name: Regional/Social Value / Weighting: 15%

Price - Weighting: 20%

**II.2.6) Estimated value**

Value excluding VAT: £600,000,000

**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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Bidders will be required to meet a minimum turnover requirement for each lot (please refer to ITT). LHC will conduct a financial assessment. This assessment will allow LHC to carry out a robust assessment of a Bidders' financial standing.

The assessment will have 2 stages:

1) Credit score - LHC will use Creditsafe to carry out initial checking of a Bidders' financial status.

2) Profitability, Stability and Liquidity Assessment - Bidders will be assessed on their financial stability based on a range of financial information obtained from the Bidders annual accounts.

Bidders will be required to have the following minimum levels of insurance:

All lots except lot 9 & 18

Employers (Compulsory) Liability Insurance: £5,000,000

Public Liability Insurance: £5,000,000

Professional Indemnity Insurance: £2,000,000

Lots 9 & 18

Employers (Compulsory) Liability Insurance: £5,000,000

Public Liability Insurance: £5,000,000

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Bidders are required to have the following ISO qualifications (UKAS) or equivalent:

All Bidders:



Health & Safety ISO 45001 (please refer to ITT for accepted equivalents)

Lots 1-7, 8, 10, 11-17:

Environmental Management ISO 14001 (please refer to ITT for accepted equivalents)

Quality Management ISO 9001 (please refer to ITT for accepted equivalents)

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

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

As part of its monitoring of the performance of projects delivered through this framework, following completion of each project LHC/CPC/SWPA will require the relevant appointed company to provide project performance data based on a standardised set of key performance metrics.

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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

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 30

#### **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: [2022/S 000-003188](#)

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

Date

14 October 2022

Local time

12:00pm

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

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

**IV.2.7) Conditions for opening of tenders**

Date

14 October 2022

Local time

2:00pm

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

LHC is a joint committee of local authorities acting as a central purchasing body on behalf of contracting authorities throughout England, Wales and Scotland.

Thanks to the ongoing and collective feedback and input into the development of this framework, it is both designed and anticipated to support the vast majority of our clients' requirements.

Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework.

As of the date of publication of this notice our frameworks may be used by all contracting authorities in England as defined by the Public Contracts Regulations 2015 and as listed on <https://www.lhc.gov.uk/who-we-work-with/>, including, but not limited to Registered social landlords (RSL's), tenant management organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

Bidders must beware that LHC clients may add community benefit requirements in their call-off contracts from this Framework including but not limited to:

- Generating education, employment and vocational training opportunities for priority groups and for up-skilling the existing workforce;
- Supporting environmental concerns such as net carbon zero
- Delivering equality and diversity initiatives;
- Making sub-contracting opportunities available to SMEs, local organisations, the third sector and supported businesses;
- Supporting supply-chain development activities;

- Building capacity in community organisations;
- Supporting charitable and community benefit initiatives

Please use the following link to access the tender on LHC's eTendering portal:

<https://in-tendhost.co.uk/LHC.aspx/Tenders/Current>

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

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

Public Procurement Review Service

Roseberry Court, Central Avenue, St Andrews Business Park

Norwich

NR7 0HS

Country

United Kingdom