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Tender

## **Generation 3 Construction Framework**

The Wheatley Housing Group Limited

F02: Contract notice

Notice identifier: 2022/S 000-026391

Procurement identifier (OCID): ocds-h6vhtk-036a13

Published 21 September 2022, 2:36pm

The closing date and time has been changed to:

**4 November 2022, 12:00pm**

See the [change notice](#).

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

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

The Wheatley Housing Group Limited

25 Cochrane Street

Glasgow

G1 1HL

#### **Email**

[janice.russell@wheatley-group.com](mailto:janice.russell@wheatley-group.com)

#### **Telephone**

+44 8004797979

**Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

<http://www.wheatley-group.com>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA10306](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA10306)

**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

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

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

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

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

Body governed by public law

### **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

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

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

Generation 3 Construction Framework

Reference number

WHG/WDSL1000

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

- 45210000 - Building construction work

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

Works

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

Wheatley Group intends to establish a Framework Agreement for the provision of Housing Construction and all other Associated Construction Works.

The works under the Framework Agreement will deliver housing for affordable tenures. It is anticipated that up to 1,

1000 units per year could be delivered under the Framework Agreement across the Central Belt of Scotland and Dumfries and Galloway but reserving the right for use across any Local Authority area in Scotland. The works will be predominantly new build but may include a proportion of conversion, rehabilitation or renovation works to existing properties including non-residential and/or listed buildings. The works will also include enabling works including demolition, ground works, remediation and infrastructure.

The Framework Agreement will be used by Wheatley Group companies as defined in the Generation 3 Construction Framework Agreement, incorporating Schedule Part2 Contract Terms and Conditions.

The Framework Agreement will be established with several suitably qualified and experienced Contractors.

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

Value excluding VAT: £500,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work

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

NUTS codes

- UKM75 - Edinburgh, City of
- UKM82 - Glasgow City
- UKM78 - West Lothian
- UKM8 - West Central Scotland
- UKM73 - East Lothian and Midlothian
- UKM72 - Clackmannanshire and Fife
- UKM76 - Falkirk
- UKM77 - Perth & Kinross and Stirling
- UKM81 - East Dunbartonshire, West Dunbartonshire and Helensburgh & Lomond
- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire
- UKM84 - North Lanarkshire
- UKM92 - Dumfries & Galloway
- UKM93 - East Ayrshire and North Ayrshire mainland
- UKM95 - South Lanarkshire

Main site or place of performance

Glasgow

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

The works will be predominantly new build but may include a proportion of conversion, rehabilitation or renovation works to existing properties including non-residential and/or listed buildings. The works will also include enabling works including demolition, ground works, remediation, and infrastructure.

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

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Price / Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 individual 12 month extensions on a 2+1+1 basis (total framework term of 48 months)

#### **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

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

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

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Tenderers must be a member of the Chartered Institute of Building.

It is a mandatory requirement for Tenderers to hold the above membership.

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

List and brief description of selection criteria

Credit Check - Equifax or any other credit rating platform

Insurance Levels

Minimum level(s) of standards possibly required

EQUIFAX

Tenderers must confirm:

A current Equifax (or equal) financial report score of D or better; and

A minimum Annual Turnover of GBP25M for the previous 3 Financial Years (in GBP Sterling).

The Wheatley Group will utilise Equifax to assist in its determination of the organisations financial status and risk. It is recommended that Tenderers review their own Equifax Score in advance of submitting their Tender submission. If, following this review, Tenderers consider that the Equifax Score does not reflect their current financial status, the Bidder should attach a document to their tender submission, clearly referenced, giving a detailed explanation, together with any relevant supporting independent evidence. The Wheatley Group will review any such information as part of the evaluation of Tenderers financial status. Where the Bidder is under no obligation to publish accounts and therefore does not have a Equifax or equivalent rating, they must provide their audited financial accounts for the previous 3 years as part of their Tender Submission in order that the Wheatley Group may assess these to determine the suitability of the Bidder to undertake a contract or contracts of this nature/description.

Where a consortium bid is received, the Equifax Score of each consortium member shall be assessed. Where the Bidder is a subsidiary of a group but is applying as a separate legal entity and fails to meet the minimum financial turnover requirements or minimum Equifax (or equivalent) as a company, in order to progress to the next stage of the evaluation they must provide as part of their tender submission, written confirmation from an authorised signatory of the parent company, that a parent company guarantee will be provided within 2 weeks of request. The parent company must meet the minimum financial requirements as assessed by the Wheatley Group.

Tenderers(s), if requested, will also be required to provide 3 years audited accounts, or equivalent prior to the award of Framework.

Where a Bidder does not pass the minimum requirements indicated, the Wheatley Group will exclude the Bidder from the competition.

Organisations that do not have a subscription account with Equifax will not have access to their Equifax grade at the time of tender submission. Therefore these bidders can respond to the related SPD questions (4B.6 & 4B.6.1), by providing details of their credit rating from any platform they have access to.

## INSURANCE

Tenderers must confirm:

The under-noted insurance provision being in place or provide confirmation that in the event of success in the tender process, the under-noted insurance provision will be put in place:

Employers Liability to a minimum indemnity of GBP5,000,000

Public Liability to a minimum indemnity of GBP5,000,000

Contractor's All Risk Insurance to a minimum indemnity based on a +125% of contract value for individual Contract Call-offs

Professional Indemnity insurance to a minimum indemnity of GBP10,000,000 in the aggregate

The Insurance levels/requirements will be reviewed and updated at the time of individual call-off Contracts.

Statutory third party motor vehicle insurance for any company cars being used (Note: if the contractor permits employees to use their own vehicles in the fulfilment of the contract then we will require a letter from the contractor confirming that the contractor has put in



place, and continues to implement on an on-going basis, arrangements to ensure that their employees are appropriately and adequately insured to drive their vehicles on the business of the company).

Should the Tenderer not have the specified insurances at the time of tendering then, the Tenderer must certify in their response that the specified insurance will be obtained.

Where a Tenderer does not hold or commit to obtaining the types and levels of insurance indicated, the Wheatley Group will exclude the Tender from the competition.

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

List and brief description of selection criteria

Experience and Track Record

Capacity to undertake Works to be delivered under the Framework Agreement

Health & Safety Policies & Practices

Environmental

Complaints Procedure and Escalation

Quality Policies & Systems / Practices

Equal Opportunities

Living Wage

Minimum level(s) of standards possibly required

#### **EXPERIENCE AND TRACK RECORD**

Tenderers must confirm their organisation:

has worked on at least three housing construction projects completed within the last four years and;

has worked as a Project Manager on at least three housing construction projects utilising the SBCC Design & Build and SBCC with Quants Contracts, completed within the last four years.

PLEASE NOTE:- that you will be asked to provide detailed information regarding the 3

projects completed within the last four years, and that this will be requested as part of your tender bid detailed in the quality submission document 3A to be assessed during the evaluation process.

## CAPACITY TO UNDERTAKE WORKS TO BE DELIVERED UNDER THE FRAMEWORK AGREEMENT

Tenderers must confirm:

Their Organisation has the ability to service the Contracts to be delivered under the Framework by confirming they have the appropriate resources by discipline; plant and machinery available to fulfil the Wheatley Group's requirements for which they are tendering.

## ENVIRONMENTAL

Tenderers must confirm their Organisation:

Is ISO 14001 Accredited or

Has a current Environmental Policy signed and dated.

## COMPLAINTS PROCEDURE AND ESCALATION

Tenderers must confirm their Organisation:

Has an appropriate complaints procedure with a dedicated Account Manager and escalation points system in place.

## HEALTH & SAFETY POLICIES & PRACTICES

Tenderers must confirm their organisation:

Holds a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 / 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a scheme which a registered member of the Safety Schemes in Procurement (SSIP) forum;

AND

Has a current Health & Safety Policy statement endorsed by the Chief Executive Officer, or equivalent. The policy must be relevant to the nature and scale of the work and set out responsibilities for H&S management at all levels within the organisation. The policy must be relevant to the nature and scale of your operations and set out your company's

responsibilities of health and safety management and compliance with legislation.

Additionally The Tenderer must confirm they have in place:

Arrangements to comply with the Health and Safety at Work Act and relevant associated regulations.

Arrangements to comply with the Management of Health and Safety at Work Regulations.

Arrangements to comply with CDM 2015 Regulations and specifically:

Arrangements to document and provide relevant Construction Phase Plans.

Arrangements to document and provide relevant Risk Assessments / Method Statements.

Arrangements to document and provide relevant Information, Instruction and Training

Arrangements for the recording and investigation of Accidents and Incidents

Arrangements to document and provide Management of Temporary Works

Arrangements to document and provide Contractor Vetting procedures where Sub-Contracting of works is permitted.

Arrangements for the inspection and maintenance of Work Equipment.

## QUALITY POLICIES & SYSTEMS / PRACTICES

Tenderers must confirm:

Their Organisation is ISO 9001 Accredited; or

Has a current equivalent Quality Policy signed and dated.

## EQUAL OPPORTUNITIES

Tenderers must confirm:

Their Organisation's compliance with relevant statutory obligations in regards to being an Equal Opportunities Employer.

## LIVING WAGE

Tenderers must confirm:

Their Organisation adheres to the Living Wage.

PLEASE NOTE:-

All Certificates must be relevant, in date and in scope for the works as described and will be requested as part of your tender bid detailed in the quality submission document 3A to be assessed during the evaluation

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

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

Tenderers must:

Complete the SPD document;

Accept the Terms and Conditions of the Invitation to Tender ITT); and

Accept the Terms and Conditions of the Framework Agreement including Schedule Part 2 Contract Terms and Conditions.

PLEASE NOTE: Section 28 of the ITT references this acceptance and must be completed.

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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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: 10

#### **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

28 October 2022

Local time

12:00pm

Changed to:

Date

4 November 2022

Local time

12:00pm

See the [change notice](#).

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

English

**IV.2.6) 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

28 October 2022

Local time

12:00pm

Place

Glasgow

Information about authorised persons and opening procedure

Group Procurement Advisor, electronically

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public

Contracts (Scotland) Regulations 2015.

Tenderers responses to the SPD will be assessed on the basis of:

Part I - Please complete for information.

Part II Questions 2A.1 to 2D.1.1, Please complete for information.

Part III Questions 3A to 3D.15.4, Pass or Fail.

Part IV Section A to D, not applicable.

Part IV Section E, Selection Criteria Global Question (Refer to Contract Notice).

Part V, not applicable; and

Part VI, Please complete as per the Guidance.

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

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=561313](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=561313).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the

closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

Following successful appointment to the Framework, Contractors are committed to delivering the Mandatory Community Benefits as

detailed in Appendix 5B, Mandatory Community Benefits Table and the Guidance Statement in Appendix 5A, contained within the Invitation

to Tender documentation Tender Pack.

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

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=705448](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=705448).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:



Community Benefits are not applicable to the Framework Agreement in itself, however any call off Contracts delivered under this framework with a Works value of GBP4m and above will be subject to the Community Benefits as detailed in the Invitation to Tender, Tender Pack and Framework Terms and Conditions and Schedule Part 2 Contract Terms and Conditions contained therein.

(SC Ref:705448)

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

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

Court of Session

Supreme Courts Parliament House Parliament Square

Edinburgh

EH1 1RQ

Email

[janice.russell@wheatley-group.com](mailto:janice.russell@wheatley-group.com)

Telephone

+44 7825823959

Country

United Kingdom