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Contract

Residential Construction Framework Agreement

Procurement for Housing

F03: Contract award notice

Notice identifier: 2024/S 000-030107

Procurement identifier (OCID): ocds-h6vhtk-03dca1

Published 20 September 2024, 10:00am

Section I: Contracting authority

I.1) Name and addresses

Procurement for Housing

2 Olympic Way

Warrington

WA2 0YL

Contact

Tony Woods

Email

twoods@pfh.co.uk

Telephone

+44 7548834873

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.procurementforhousing.co.uk>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA26067

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Residential Construction Framework Agreement

Reference number

Pfh/Res1/2024

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Established in 2004, Procurement for Housing (PfH) is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark. Collectively our Members manage more than 75% of UK' social housing stock, with PfH helping them to achieve efficiency savings using a wide range of services including framework agreements, dynamic purchasing systems, spend analyses, strategy reviews, consolidated billing and comprehensive reporting. PfH is a contracting authority under Regulation 2 of the Public Contracts Regulations 2015 ("PCR 2015") and a central purchasing body under regulation 37 PCR 2015.

Please refer to www.pfh.co.uk for additional information.

PfH is administered by Inprova Limited and is headquartered in the North West of England with over 20 years of expertise and experience offering a complete procurement solutions package across outsourcing, technology and consultancy. By integrating procurement services and technology, Inprova operates as a delivery partner, supporting business performance improvement for the public sector.

The purpose of this residential framework agreement ("this Framework Agreement") is to ensure we can provide an offering suitable for members of PfH and bB in England and Wales and other public bodies permitted to use this Framework Agreement who require the

provision of residential works for the delivery of low rise housing, apartments and extra care facilities.

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: £800,000,000

II.2) Description

II.2.1) Title

Low rise Housing, apartments up to 11m for projects with individual sites with up to 30 units per site

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45210000 - Building construction work
- 45211200 - Sheltered housing construction work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45223800 - Assembly and erection of prefabricated structures

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Delivery across the UK

II.2.4) Description of the procurement

The provision of Principal contractor services to deliver a full range of housing solutions, including low-rise housing, apartments and extra care homes. Bidders should also have the ability to build using both traditional and modern methods of construction to meet members' requirements to gain additional funding through government affordable housing programmes. Have the ability to deliver Net Zero Carbon in-use buildings to meet members' aspirations to deliver good quality low-cost housing to their customers. The Lot will be split into regional areas to allow SME's and regional contractors to bid

II.2.5) Award criteria

Quality criterion - Name: quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Residential construction projects for housing, apartments and extra care homes including mixed use developments

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

ALL ACROSS THE UK

II.2.4) Description of the procurement

The provision of Principal contractor services to deliver a full range of housing solutions, including low-rise housing, apartments and extra care homes and mixed use developments. Bidders should also have the ability to build using both traditional and modern methods of construction to meet members' requirements to gain additional funding through government affordable housing programmes. Have the ability to deliver Net Zero Carbon in-use buildings to meet members' aspirations to deliver good quality low-cost housing to their customers.

II.2.5) Award criteria

Quality criterion - Name: QUALITY / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Residential projects including housing, apartments (including medium high rise above 11m),

and extra care homes for Projects with the majority of individual sites having 30 units or more.

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45223800 - Assembly and erection of prefabricated structures

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

ACROSS THE UK

II.2.4) Description of the procurement

The provision of Principal contractor services to deliver a full range of housing solutions, including low-rise housing, apartments and extra care homes. Bidders should also have the ability to build using both traditional and modern methods of construction to meet members' requirements to gain additional funding through government affordable housing programmes. Have the ability to deliver Net Zero Carbon in-use buildings to meet members' aspirations to deliver good quality low-cost housing to their customers. This lot will be split into regional areas.

II.2.5) Award criteria

Quality criterion - Name: QUALITY / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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: [2024/S 000-006760](#)

Section V. Award of contract

Lot No

3

Title

Residential construction projects for housing, apartments and extra care homes including mixed use developments

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

Section V. Award of contract

Lot No

1

Title

Low rise Housing, apartments up to 11m for projects with individual sites with up to 30 units per site

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 August 2024

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received from SMEs: 10

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

AMMCASS Group Limited

214-216 Widmore Road

Bromley

BR1 2RH

Telephone

+44 2088504778

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

A & E Elkins Ltd (Trading as Elkins Construction)

A & E House, Unit 1a Industrial Estate, Juno Way

London

SE14 5RW

Telephone

+44 2086924960

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Enevate Homes

Priory House, Twisleton Court, , Priory Hill

Dartford

Da1 2EN

Telephone

+44 7970284555

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

CG Fry & Son

Litton Cheney

Dorchester

DT2 9AS

Telephone

+44 1308482000

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

LIFE Build Solutions Ltd

2 Buckingham Place, Bellfiled Road West

High Wycombe

HP13 5HW

Telephone

+44 1494557710

Fax

+44 1494473516

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Feltham Construction Ltd

Feltham House, 42 London Rd

Newbury

RG141LA

Telephone

+44 1635277100

Fax

+44 1635277110

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

JG Hale Group Ltd

Unit 3, JCG Building,, Milland Road Industrial Estate,

Neath

SA11 1NJ

Telephone

+44 1639622189

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Wiggett Construction Ltd

Viking House, 449 Middleton Road

Oldham

OL9 9LB

Telephone

+44 7972466248

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Bugler Developments Ltd

Bugler House , 25 High Street

Rickmansworth

WD3 1ET

Telephone

+44 7842445345

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

MY Construction Group

Acre House, 11/15 William Road

London

NW1 3ER

Telephone

+44 2080663244

Country

United Kingdom

NUTS code

- UKI31 - Camden and City of London

The contractor is an SME

No

V.2.3) Name and address of the contractor

Agile Property and Homes

10 Temple Back

Bristol

BS1 6FL

Telephone

+44 7990555955

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Spacemaker Developments T/A SMD Ltd

Suite 1 Xenus House

St Neots

PE19 8EP

Telephone

+44 1480775185

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Classic Builders Limited

Estover Close, Estover

Plymouth

PL6 7PL

Telephone

+44 1752696640

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Keon Homes Limited

St Joseph's House

Chasetown

WS7 3XG

Telephone

+44 7918299151

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J. Harper & Sons (Leominster) Ltd

Units 1 and 2 Bevan Industrial Estate

Brierley Hill

DY5 3TF

Telephone

+44 1568612925

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Langstone Construction Limited

Maple House, Greenwood Close, Cardiff Gate Business Park

Cardiff

CF23 8RD

Telephone

+44 2922944139

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ermine Construction Services Ltd

Unit 4 St Georges Tower, Hatley St George

CAMBRIDGE

SG19 3SH

Telephone

+44 7374478610

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Whitfield & Brown Developments Ltd

Halton House, Gorsey Lane

Widnes

WA8 0RP

Country

United Kingdom

NUTS code

- UKD61 - Warrington

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Wates Residential Construction

Station Approach

Leatherhead

KT22 7SW

Telephone

+44 1372861000

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SNOWDON HOMES LIMITED

ARTEMIS HOUSE, 4A BRAMLEY ROAD.

MOUNT FARM

MK11PT

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

The contractor is an SME

Yes

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

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

2

Title

Residential projects including housing, apartments (including medium high rise above 11m), and extra care homes for Projects with the majority of individual sites having 30 units or more.

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 August 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received from SMEs: 15

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 21

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

V.2.3) Name and address of the contractor

Enevate Homes

Priory House, Twisleton Court, , Priory Hill

Dartford

Da1 2EN

Telephone

+44 7970284555

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

A & E Elkins Ltd (Trading as Elkins Construction)

A & E House, Unit 1a Industrial Estate, Juno Way

London

SE14 5RW

Telephone

+44 2086924960

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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CG Fry & Son

Litton Cheney

Dorchester

DT2 9AS

Telephone

+44 1308482000

Country

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NUTS code

- UKK - South West (England)

The contractor is an SME

No

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LIFE Build Solutions Ltd

2 Buckingham Place, Bellfiled Road West

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HP13 5HW

Telephone

+44 1494557710

Fax

+44 1494473516

Country

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NUTS code

- UK - United Kingdom

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+44 7842445345

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Telephone

+44 2080663244

Country

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NUTS code

- UKI31 - Camden and City of London

The contractor is an SME

No

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Spacemaker Developments T/A SMD Ltd

Suite 1 Xenus House

St Neots

PE19 8EP

Telephone

+44 1480775185

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Seddon Construction Limited

Plodder Lane, Edge Fold

Bolton

BL4 0NN

Telephone

+44 1204570400

Fax

+44 1204570401

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hill Holdings

The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey

Essex

EN9 1BN

Telephone

+44 2085271400

Fax

+44 2085018770

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Classic Builders Limited

Estover Close, Estover

Plymouth

PL6 7PL

Telephone

+44 1752696640

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Keon Homes Limited

St Joseph's House

Chasetown

WS7 3XG

Telephone

+44 7918299151

Country

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NUTS code

- UKG - West Midlands (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J. Harper & Sons (Leominster) Ltd

Units 1 and 2 Bevan Industrial Estate

Brierley Hill

DY5 3TF

Telephone

+44 1568612925

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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Country

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NUTS code

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The contractor is an SME

Yes

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Widnes

WA8 0RP

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NUTS code

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The contractor is an SME

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KT22 7SW

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Country

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NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SNOWDON HOMES LIMITED

ARTEMIS HOUSE, 4A BRAMLEY ROAD.

MOUNT FARM

MK11PT

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

The contractor is an SME

Yes

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

Total value of the contract/lot: £800,000,000

Section VI. Complementary information

VI.3) Additional information

This Framework may be used by any contracting authority listed in or referred to in the FTS Notice. This includes: All current members of PfH at the time of the FTS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord, or Scottish registered social registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland and UK-wide public authorities based in Scotland, or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities) that becomes a member of PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; the Northern Ireland Housing Executive; any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations; educational establishments and any other contracting authority listed on the following page of the PfH website :

<http://procurementforhousing.co.uk/permmissible-users/> at the time of the FTS notice for this procurement.

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

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=230796.

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.mytenders.co.uk/sitehelp/help_guides.aspx

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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.

(MT Ref:232552)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>