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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](mailto: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](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

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**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](http://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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

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

The procurement involves the establishment of a framework agreement

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

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

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## **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



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## **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, Bellfield 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

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**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**

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

London

SE14 5RW

Telephone

+44 2086924960

Country

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The contractor is an SME

Yes

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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, Bellfield 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**

JG Hale Group Ltd

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Telephone

+44 1639622189

Country

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NUTS code

- UKL - Wales

The contractor is an SME

Yes

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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

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Keon Homes Limited

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Chasetown

WS7 3XG

Telephone

+44 7918299151

Country

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NUTS code

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The contractor is an SME

Yes

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DY5 3TF

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NUTS code

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The contractor is an SME

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Telephone

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Country

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NUTS code

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Yes

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WA8 0RP

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The contractor is an SME

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Telephone

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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 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](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](https://www.mytenders.co.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.

(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](mailto: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>