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Tender

## **EEM0056 Property Improvements and Decarbonisation Works Framework**

EFFICIENCY EAST MIDLANDS LIMITED

F02: Contract notice

Notice identifier: 2023/S 000-035812

Procurement identifier (OCID): ocds-h6vhtk-03c8b4

Published 5 December 2023, 2:37pm

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

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

EFFICIENCY EAST MIDLANDS LIMITED

Alfreton

#### **Email**

[tenders@eem.org.uk](mailto:tenders@eem.org.uk)

#### **Telephone**

+44 1246395610

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

#### **Companies House**

07762614

**Internet address(es)**

Main address

<http://eem.org.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://www.delta-esourcing.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/>

**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

EEM0056 Property Improvements and Decarbonisation Works Framework

Reference number

EEM0056 (2024 - 2028)

#### II.1.2) Main CPV code

- 45453100 - Refurbishment work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

Efficiency East Midlands (EEM Ltd) is a procurement consortium which establishes and manages a range of frameworks and DPS agreements. Our membership has now grown to over 335 members including organisations providing services to the whole public sector including housing associations, local authorities, NHS Trusts, Education Providers and Emergency Services.

EEM Ltd will be conducting a tender exercise for the renewal of our existing Property Improvement Works Framework (EEM0056) which will expire in 2024 with the inclusion of a lot for Decarbonisation works.

The Framework agreement will be for a period of 48 months and is expected to run from 8th April 2024 to 7th April 2028.

EEM reserve the right to appoint maximum of 10 Contractors onto each of the workstream and geographical sublots described below. For the avoidance of doubt we reserve the right to appoint up to 60 Contractors across the below lots.

Lot 1 Domestic and Commercial Property Improvement Works (Under £1M)

o Midlands

o National Coverage

## Lot 1 Domestic and Commercial Property Improvement Works (Over £1M)

o Midlands

o National Coverage

## Lot 2 Decarbonisation Works (Domestic and Commercial)

o Midlands

o National Coverage

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

Value excluding VAT: £150,000,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Lot 1 - Property Improvement Works (Domestic and Commercial Properties)

Lot No

Lot 1

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

- 09331000 - Solar panels
- 09332000 - Solar installation
- 44220000 - Builders' joinery
- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45232141 - Heating works

- 45232452 - Drainage works
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45332000 - Plumbing and drain-laying work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45421141 - Installation of partitioning
- 45421146 - Installation of suspended ceilings
- 45421148 - Installation of gates
- 45421151 - Installation of fitted kitchens
- 45421152 - Installation of partition walls
- 45421160 - Ironmongery work
- 45422000 - Carpentry installation work
- 45430000 - Floor and wall covering work
- 45441000 - Glazing work

- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45451000 - Decoration work
- 45453000 - Overhaul and refurbishment work
- 45454000 - Restructuring work

### **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)
- UKL - Wales

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

Lot 1 of this framework agreement will cover Property Improvement Works within our members domestic and commercial property stock and grounds. Contractors appointed to this lot must note that we will not be splitting the framework into specific work streams, therefore bidders must be capable of undertaking, through their own in-house labour or via sub-contractors where required, the entirety of Property Improvement Works covered within the specification.

The works detailed below are not an exhaustive list of works covered by this Framework;

- Bathroom Installations and Associated Works, including Level Access Showers
- Kitchen Installations and Associated Works

- Heating System Installations and Associated Works
- Boiler Installations and Associated Works
- General Plumbing Works
- Adaptations
- Electrical Works
  - o Electrical upgrades to properties which fail the 18th edition electrical regulations.
  - o Electrical installations
  - o Rewiring and associated electrical works
  - o Electrical testing and reports
- External Wall Insulation
- Internal Wall Insulation
- Cavity Wall Insulation
- Loft Insulation
- Roof Works including Re-Roofing, Guttering, Fascia's and Soffit Improvement Works
- Structural Works
- External Property and Grounds Improvement Works including but not limited to:
  - o New Concrete Path / Hardstanding's and steps
  - o Resurfacing
  - o Fencing / Gates
  - o Galvanised Handrails
  - o Wall Rendering

- o Brick/Block Walling
- o Mixing / Casting/ Curing In Situ Concrete
- o External Fabric Improvements
- o Exterior Wall Cladding Systems.
- Brickwork Repairs and Pointing
- Internal Improvements, Including Stripping Out Preparation and Finishing Works.
- Joinery, Carpentry and Metalwork
- General Builders Work.
- Flooring works
- Wall Tiling
- Plastering Works
- Painting and Decoration Works.
- Alterations and Conversions
- Damp Proofing Works
- Garage Refurbishments to include Structural Repairs.
- Drainage Repairs and Improvements
- Windows and Door Installations
- Fire Doors and Doorsets and Fire Stopping Works.
- Any other Property and Grounds Improvements Works
- Work associated with any of the above listed works.

Domestic properties will typically be consisting of a mixture of domestic housing stock and grounds, bungalows, blocks of flats, and sheltered housing schemes as well as garages, and any other domestic properties or buildings owned and/or managed by our membership.



Commercial properties will typically include but not be limited to:

- Commercial business units and office buildings.
- Colleges, Universities and Education centres.
- Student accommodation.
- Hospitals and treatment centres.
- Homes for the elderly including retirement complexes and care facilities for older people.
- Children's homes and centres.
- Academy and school refurbishment and fit out works.
- Community centre.
- Leisure centres and gyms.
- Libraries.
- Pavilions.
- Changing rooms and public toilets.
- Outdoor parks and children's play facilities.
- Outdoor fitness facilities.
- Car Parks.
- Industrial units, depots, and garages.

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

Quality criterion - Name: Lot Specific Tender Assessment (Lot 1) / Weighting: 35%

Quality criterion - Name: General Tender Assessment / Weighting: 15%

Cost criterion - Name: Kitchen and Bathroom Rates / Weighting: 5%

Cost criterion - Name: Heating System Installation / Weighting: 4%

Cost criterion - Name: Boiler Installation / Weighting: 4%

Cost criterion - Name: Electrical Rewires Rates / Weighting: 4%

Cost criterion - Name: Roofing Rates / Weighting: 3%

Cost criterion - Name: Schedule of Rates / Weighting: 7%

Cost criterion - Name: Internal Work Rates / Weighting: 4%

Cost criterion - Name: External Work Rates / Weighting: 4%

Cost criterion - Name: Adaptations Rates / Weighting: 4%

Cost criterion - Name: Windows and Doors Rates / Weighting: 3%

Cost criterion - Name: Scenario's / Weighting: 4%

Cost criterion - Name: Labour Rates / Weighting: 2%

Cost criterion - Name: Scaffolding Rates / Weighting: 2%

Cost criterion - Name: Materials (Information Purpose Only) / Weighting: 0

Cost criterion - Name: NHF (Information Purpose Only) / Weighting: 0

Cost criterion - Name: Management Costs (Information Purpose Only) / Weighting: 0

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

Value excluding VAT: £80,000,000,000

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

Lot 1 is split into sublots as follows:

Lot 1 Domestic and Commercial Property Improvement Works (Under £1M)

Sublot - 1

- o Midlands 1A - Up to 10 Contractors
- o National Coverage 1B - Up to 10 Contractors

Lot 1 Domestic and Commercial Property Improvement Works (Over £1M)

Sublot - 2

- o Midlands 2A - Up to 10 Contractors
- o National Coverage 2B - Up to 10 Contractors

## **II.2) Description**

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

Lot 2 - Decarbonisation Works (Domestic and Commercial Properties)

Lot No

Lot 2

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

- 09330000 - Solar energy
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 44221000 - Windows, doors and related items
- 45210000 - Building construction work
- 45232140 - District-heating mains construction work

- 45232141 - Heating works
- 45261215 - Solar panel roof-covering work
- 45261410 - Roof insulation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45400000 - Building completion work

### **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)
- UKL - Wales

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

Decarbonisation works consisting of whole house retrofit and estate wide retrofit schemes to domestic properties covering the requirements set out in PAS2035:2019 for the design, supply, installation, and commissioning of retrofit measures to domestic properties including but not limited to:

- LED Lighting
- External Wall Insulation Systems

- Loft Insulation
- Internal Wall Insulation
- Cavity Wall Insulation
- Underfloor Insulation
- Room In Roof Stud Wall Insulation
- Room In Roof Ceiling Insulation
- Damp Proofing
- Air Tightness
- Ventilation Systems
- Heat Recovery Systems
- Micro-Generation Technologies:
- Electricity Generation Technologies.
  - o Solar Powered or Photovoltaic (PV) Systems
- Heat Generation Technologies
  - o Solar Thermal Hot Water
  - o Air Source Heat Pumps
  - o Ground Source Heat Pumps
  - o Bioenergy
- Co-Generation Technologies
  - o Hydrogen Energy and Fuel Cells
  - o Combined Heat and Power (CHP)
- Windows and Doors

- Electric Vehicle Charge Points as part of a wider programme of Decarbonisation Works.
- General Building Improvement Works that may be required as part of the Energy Efficiency Project.
- Any works associated with Decarbonisation and Energy Efficiency Measures.

Lot 2 can also be used for any and commercial public sector buildings decarbonisation and energy efficiency measures projects following the relevant industry guidance and legislation.

Members can also use Lot 2 to compliantly procure decarbonisation and energy efficiency contracts they have received funding for and where they are looking to improve EPC ratings on properties.

### Domestic Properties

Domestic properties will typically be consisting of a mixture of domestic housing stock and grounds, bungalows, blocks of flats, and sheltered housing schemes as well as garages, and any other domestic properties or buildings owned and/or managed by our membership.

### Commercial Properties

Commercial properties will typically include but not be limited to:

- Commercial business units and office buildings.
- Colleges, Universities and Education centres.
- Student accommodation.
- Hospitals and treatment centres.
- Homes for the elderly including retirement complexes and care facilities for older people.
- Children's homes and centres.
- Academy and school refurbishment and fit out works.
- Community centre.
- Leisure centres and gyms.

- Libraries.
- Pavilions.
- Changing rooms and public toilets.
- Outdoor parks and children's play facilities.
- Outdoor fitness facilities.
- Car Parks.
- Industrial units, depots, and garages.

The types of funding to be used under this Framework includes but is not limited to Government schemes, such as:

- Energy Company Obligation (ECO)
- Local Authority Delivery (LAD) scheme
- Social Housing Decarbonisation Fund
- Home Upgrade Grant ( HUG )
- Domestic Renewable Heat Incentive (RHI) and/or 3rd party of other relevant funding streams available over the duration of the framework term.

All Contractors appointed to Lot 2 - Decarbonisation works must hold PAS 2030 certification and ensure all works are carried out in accordance with the latest PAS 2035 Standard.

Compliance with PAS 2035/2030:2023, as well as Trustmark registration, is a requirement of domestic retrofit under government energy efficiency schemes.

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

Quality criterion - Name: Lot Specific Tender Assessment (Lot 2) / Weighting: 35%

Quality criterion - Name: General Tender Assessment / Weighting: 15%

Cost criterion - Name: Decarbonisation Schedule of Rates / Weighting: 27%

Cost criterion - Name: Scenario / Weighting: 14%

Cost criterion - Name: Labour Rates / Weighting: 7%

Cost criterion - Name: Scaffolding Rates / Weighting: 2%

Cost criterion - Name: NHF (Information Purpose Only) / Weighting: 0

Cost criterion - Name: Management Costs (Information Purpose Only) / Weighting: 0

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

Value excluding VAT: £70,000,000,000

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

Lot 2 is split into the following geographical sublots:

Lot 2 Decarbonisation Works (Domestic and Commercial)

o Midlands - Up to 10 Contractors

o National Coverage - Up to 10 Contractors



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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

Please refer to the tender pack.

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

Selection criteria as stated in the procurement documents

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

Selection criteria as stated in the procurement documents

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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: 60

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

The procurement is covered by the Government Procurement Agreement: No

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

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

Notice number: [2023/S 000-013750](#)

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

Date

12 February 2024

Local time

2:00pm

**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

12 February 2024

Local time

2:30pm

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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**

The call-off contract's to be awarded pursuant to the Framework Agreements to be entered at conclusion of the procurement exercise begun by publication of the Contract Notice may extend for a duration of up to five years beyond expiry of the four-year term of the Framework Agreements for standard Property Improvement and Decarbonisation projects and for complex Property Improvement and Decarbonisation projects may extend for a duration of up to ten years beyond expiry of the four-year term of the Framework. Complex projects may include but not be limited to:

- Contracts requiring a longer mobilisation period.
- Contracts requiring up front investment.
- Contracts subject to additional upfront funding application requirements or
- Contracts involving complex building structures or works including where permitted working times may be required.
- Contracts where on completion of the initial works ongoing monitoring or maintenance might be required.
- Contracts involving new technologies and where there is an element of some data transfer and monitoring to check on the performance, particularly for energy efficiency measures.

Please note that the total potential framework value stated within this notice is in relation to the full 4-year framework and takes into consideration the lot structure, length of call off contracts and that the EEM membership may grow over the framework lifetime.

Where the contract notice states a maximum of suppliers to be

appointed to the Framework. EEM reserves the right to appoint less than the numbers stated. This framework is being procured by Efficiency East Midlands Ltd (EEM) on behalf of their members and the other organisations described below as being authorised users. The following contracting authorities will be entitled to agree and award contracts under this framework agreement as Authorised Users:

1) any Member of EEM which for the avoidance of doubt currently includes 3 partner consortia -

West Works (<https://www.westworks.org.uk>)

Advantage South West(<https://www.advantagesouthwest.co.uk> and South East Consortium (<https://www.southeastconsortium.org.uk>

A full list of current members is available at [www.eem.org.uk](http://www.eem.org.uk)

2) any future member of EEM or our partner consortia and in all cases being an organisation which has applied to join EEM or

our partner consortia in accordance with the applicable constitutional documents;

3) An EEM participant being an organisation which is neither a current or EEM member (as defined at 1 above) nor a future member of EEM (as defined at 2 above). Further details regarding the authorised users of this framework can be found in the ITT documents.

For further in further information please visit <https://www.delta-esourcing.com/> and complete the standard questionnaire and to view the tender documents via Tenderbox access code GQ7Z47A6AS.

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

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

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

**VI.4.4) Service from which information about the review procedure may be obtained**

The Cabinet Office

Correspondence Team, Cabinet Office, Whitehall

London

SW1A 2AS

Country

United Kingdom