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Planning

Design, Manufacture and Supply of Timber Frames for Development Schemes

Linc-Cymru Housing Association Ltd

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-036302

Procurement identifier (OCID): ocds-h6vhtk-04b534

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Section I: Contracting authority

I.1) Name and addresses

Linc-Cymru Housing Association Ltd

387 Newport Road

Cardiff

CF24 1GG

Email

procurement@linc-cymru.co.uk

Telephone

+44 2920473767

Country

United Kingdom

NUTS code

UKL - Wales

Internet address(es)

Main address

<http://www.linc-cymru.co.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0650

I.3) Communication

Additional information can be obtained from the above-mentioned address

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://etenderwales.bravosolution.co.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design, Manufacture and Supply of Timber Frames for Development Schemes

Reference number

LCPS1141/NA

II.1.2) Main CPV code

- 03419100 - Timber products

II.1.3) Type of contract

Supplies

II.1.4) Short description

Linc-Cymru Housing Association Limited ('Linc') merged into Pobl Group Limited ('Pobl') on 1 April 2024. Linc are undertaking this procurement process on behalf of the entirety of Pobl including all parts of the group.

Pobl are seeking to establish an appropriate route to market that provides compliant, effective and efficient access to approved and suitably certified and experienced timber frame suppliers capable of delivering a standardised Category 2 off-site panellised solution for the construction of new homes.

The purpose of this Prior Information Notice is to seek early supplier engagement, in order to better understand the market and potential for collaboration with prospective suppliers on the development of a standardised Category 2 MMC solution.

For information, although understanding the range of options available forms part of the early supplier engagement, it is currently envisaged that the timber frame suppliers appointed to any new route to market would not be supplying timber frames directly to Pobl. Instead, supply would be as nominated sub-contractor within a design and build contract for new homes.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Any location in Wales, although predominately South Wales.

II.2.4) Description of the procurement

Pobl are aiming to construct 4,500 new homes in South Wales and South-West Wales over the next five (5) years. Many of these new homes will be for social rented tenure and will therefore need to comply with Welsh Government's grant award requirements known as WDQR 2021.

Pobl are committed to reducing the carbon emissions associated with the construction and manufacture of their new homes with a view to becoming Zero Carbon by 2050.

The aim of early supply engagement is to help Pobl design an appropriate and effective procurement process that will enable multiple suppliers to collaborate with Pobl and its designers to achieve a standardised Category 2 off-site panellised solution for the construction of new homes. It is intended that successful suppliers will then be appointed to a compliant and commercially robust route to market that enables either:

- > A supplier's nomination into design and build construction contracts for new homes being built by Pobl and or

- > Creation of an approved list of MMC timber frame suppliers that stipulated within the Employer's Requirements of Pobl's design and build construction Contracts for new homes. The intention being that appointed principal contractors for construction of new homes are required to use one of the timber frame suppliers appointed to the arrangement that's established under this procurement process.

As part of establishing the route to market, Pobl expects to require a priced response from participating suppliers at the culmination of the process to establish a standardised solution which will then be used to determine their respective supply costs under any subsequent formalised arrangement that's established.

Although delivery is anticipated to be predominately within South Wales, Pobl does not exclude the use of any route to market that is established being utilised for projects at other locations in Wales.

Standardised Solution

- > The solution will meet the Category 2 MMC definition as set out in the Welsh Government's MMC Strategy February 2020. https://www.gov.wales/sites/default/files/publications/2020-02/social-house-building-strategy_0.pdf

- > The solution will comply with WDQR 2021 in respect of building performance standards.

The solution will comply with the latest version of Part L of the Building Regulations Wales – currently Part L 2022.

Potential Selection and Assessment Criteria

The selection and assessment criteria detailed below represent initial thoughts and guiding principles that have been developed by Pobl for the procurement process. Pobl are keen to explore these in more detail to finesse and develop them as part of the early supplier engagement.

> In order to participate in the procurement process, it is expected that suppliers will be required to demonstrate experience of supplying Category 2 timber panels to the construction supply chain that meet the needs of housing developers in Wales.

> In order to participate in the procurement process, it is expected that suppliers will be required to demonstrate the financial and delivery capacity to supply timber frames for over 100 domestic units per year in support of Pobl's development programme.

> In order to be successful in the procurement process, it is expected that suppliers will be able to demonstrate the commitment to supporting delivery of and actively delivering a range of social value outcomes as part of their supply contract(s). Social value outcomes will include such things as circular economy initiatives, creation and maintaining local employment opportunities, training and apprenticeships opportunities, and other community development and enhancement related activities.

Lotting Strategy

As indicated at II.1.6 of this notice, it is not envisaged that the awarded route to market will be divided into Lots. However, this is something that can be discussed further during the early supplier engagement discussions.

II.2.14) Additional information

The survey should be completed by no later than 12:00 Hours (noon) on Monday 2 December 2024 and can be accessed via: <https://tinyurl.com/5f4sd3br>. After this date the survey will close, and responses will not be accepted. Late responses and or those submitted via alternative means such as email may be received but Pobl reserves the right to reject and or ignore them and or not to respond.

II.3) Estimated date of publication of contract notice

3 February 2025

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

In order to support the early supplier engagement process and gain further initial insight into the wider market Pobl has developed a short online survey for interested economic operators to complete. The information gathered will help Pobl to better understand the marketplace and the appetite and potential for developing the proposed route to market based on a standardised Category 2 off-site panellised solution.

The survey should be completed by no later than 12:00 Hours (noon) on Monday 2nd December 2024 and can be accessed via: <https://tinyurl.com/5f4sd3br>. After this date the survey will close, and responses will not be accepted. Late responses and or those submitted via alternative means such as email may be received but Pobl reserves the right to reject and or ignore them and or not to respond.

Following closure of the survey, Pobl will review the responses and use data gathered to inform the next steps in the development of their requirements and approach to the procurement process including further early supplier engagement activities.

Depending on the responses received, Pobl may subsequently contact a selection of the respondents with follow-up questions either in writing or via a virtual meeting using MS Teams.

It is important to note that this Prior Information Notice is not intended to confirm or indicate Pobl's intention to award a contract or undertake a procurement process of any specific kind or nature. Pobl reserves the absolute right and discretion to cease its work on establishing a route to market for the requirements set out in this Prior Information Notice at any point during the early supplier engagement period. For information the early supplier engagement period is considered to be the time from the date of publication of this notice until the publication of a Contract Notice or a period of twelve (12) months whichever is shorter.

It is noted interested economic operators may wish to send brochures or hold direct calls / meetings with Pobl representatives to explain more about their organisation and offering. Please note Pobl will not be in a position to respond to such general requests for meetings, to reply to survey responses individually nor does Pobl guarantee to meet with any specific economic operator during the early supplier engagement period.

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