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Tender

New Homes for Wales

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

F02: Contract notice

Notice identifier: 2024/S 000-038771

Procurement identifier (OCID): ocds-h6vhtk-0499a7

Published 2 December 2024, 2:25pm

Section I: Contracting authority

I.1) Name and addresses

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

2-4 Vine Street

Uxbridge

UB8 1QE

Email

tenders@welshprocurement.cymru

Telephone

+44 1895274800

Country

United Kingdom

NUTS code

UKL - Wales

Internet address(es)

Main address

<http://www.lhcprocure.org.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA61405

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://in-tendhost.co.uk/lhc/asp/Tenders/Current>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/lhc/asp/Home>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public Sector Framework Provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Homes for Wales

Reference number

H2W

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Welsh Procurement Alliance seek to establish a framework for the construction of new build housing projects.

The works (including associated services and/or supplies) to be delivered include the development of new build housing projects, including 'Housing' (housing, bungalows, flats, apartments etc.) and 'Accommodation' (sheltered accommodation, care homes, extra care e.g. dementia) student accommodation etc. The proposed scope would also include, but not limited to:

- Conversions to form new dwellings, flats, bedsits or any other form of accommodation.
- Any joint ventures, partnerships and such like between contracting authorities and principal contractors.
- Package deals between contracting authorities and contractors.
- The provision of community facilities as part of a wide construction project. E.g. parks, playgrounds, community centres, schools etc.
- The provision of commercial units as part of a construction project. E.g. Where a client is proposing a mixed use scheme of domestic dwellings and commercial premises.
- Private housing, including shared ownership, homes for sale etc.

- Demolition, Decontamination and Associated Site Enabling Works

Demolition, Decontamination and Associated Site Enabling Works

The scope for this workstream will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services
- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination.
- Ground improvement and/or compaction.
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

WPA is currently consulting with a number of Contracting Authorities across Wales who are being asked to be named as potential commissioners and users of the proposed framework when it becomes live in 2025. Most of these named contracting authorities have used WPA housebuilding frameworks/DPS over the past 5 years for various new build housing works. These are indicative of potential users and not a formal commitment to use this Framework once live. Other Contracting Authorities as per the Public Contracts Regulations 2015 can call off from the framework.

- Barcud Housing Association
- Bron Afon Housing Association
- Caerphilly County Borough Council
- First Choice Housing Association Ltd
- Merthyr Valleys Homes

- Newydd Housing Association (1974) Ltd
- Pobl Group
- Valleys to Coast Group
- Wales and West Housing Association

II.1.5) Estimated total value

Value excluding VAT: £500,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots
2

II.2) Description

II.2.1) Title

Construction

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 71321100 - Construction economics services
- 45111000 - Demolition, site preparation and clearance work
- 45112000 - Excavating and earthmoving work
- 45113000 - Siteworks
- 71351500 - Ground investigation services
- 45211100 - Construction work for houses

- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Wales - to be split in to five regions:

- South East Wales
- South West Wales
- Mid Wales
- North East Wales
- North West Wales

II.2.4) Description of the procurement

Workstream 1 of this framework is for construction.

The works (including associated services and/or supplies) to be delivered are new build housing projects, including housing, bungalows, flats, apartments, care homes, etc. WPA anticipates a wide range of projects being delivered under the framework, from single smaller sites to complex multi-site projects. This is reflected in a value-banded lot structure within each area:

- Micro - 1-5 units
- Small - 6-15 units
- Medium - 16 - 49 units

- Large - 50+ units

The framework also provides for the delivery of associated community buildings to residential developments (such as hubs and sporting facilities e.g. meeting places, health and care centres, recreational facilities and libraries). Plus, any associated commercial facilities such as car parks and retail units. However, whilst scope for this associated development is included, bidders will not be substantively evaluated on this aspect of development, rather clients seeking to commission such developments (permissible only as incidental to a residential scheme) will carry out a mini-competition. Capability to compete such developments is also not criteria for selection.

Evaluation criteria is as follows:

- Quality - 65%
- Price - 30%
- Social Value - 5%

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

An optional extension of 12 months may be utilised

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

II.2) Description

II.2.1) Title

Demolition

Lot No

2

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45113000 - Siteworks
- 45111210 - Blasting and associated rock-removal work
- 45111213 - Site-clearance work
- 45111214 - Blast-clearing work
- 45111230 - Ground-stabilisation work
- 45111240 - Ground-drainage work
- 45111250 - Ground investigation work

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Wales will be split in to the following five regions:

- South East Wales
- South West Wales

- Mid Wales
- North East Wales
- North West Wales

II.2.4) Description of the procurement

The scope of workstream 2 will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services
- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination
- Ground improvement and/or compaction
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

Evaluation criteria will be as follows:

- Quality - 65%
- Price - 30%
- Social Value - 5%

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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 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

See tender documents for full details

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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Performance management

As part of its monitoring of the performance of projects delivered through this framework, following completion of each project, WPA/LHC will require the relevant appointed company to provide project performance data based on:

- A standardised set of key performance metrics
- Social Value and community benefits

Successful bidders appointed to this framework will be expected to work with WPA/LHC and their partners to support in the identification and subsequent delivery of social value and community benefits. As such, appointed companies will be required to provide evidence to LHC/WPA for each project secured through this framework that they have discussed and identified opportunities to deliver social value and/or community benefits in conjunction with the project and subsequently delivered the identified opportunity.

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

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

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 000-028962](#)

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

Date

27 February 2025

Local time

12:00pm

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

27 February 2025

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

See tender documents for full detail

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

As part of the tender documentation there will be a social value objectives appendix which set out KPI's. Appointed companies will be required to collect and report data against these KPIS and clients will be able to set further social value and community benefit expectations at call off stage.

(WA Ref:146403)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

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+44 2079477501

Country

United Kingdom