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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](mailto: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](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

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

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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

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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

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

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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

#### **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

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## **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

Telephone

+44 2079477501

Country

United Kingdom