

Refurbishment and Modernisation

1ST MARCH 2024 TO 29TH FEBRUARY 2028





SWPA provides legally compliant frameworks and DPS' which can be used by local authorities, social landlords and other public sector organisations to procure works, products and services for consultancy, compliance, refurbishment and modernisation, energy efficiency and development projects.

The South West Procurement Alliance brand, which is part of the LHC Group, was launched in October 2019.

Our aims are to work closely with South West clients and Appointed Companies and to focus on regional priorities. We are a locally based, growing team with offices in Exeter.

LHC was established in 1966 and is acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

The relationship between the LHC Group and the local SWPA team gives SWPA the unique position of having local knowledge and relationships, while also benefiting from additional resources and expertise from a national framework provider.

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WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2023/S 000-017005, CAN 2024/S 000-006563

The Refurbishment and Modernisation (RM3) framework has been developed following ongoing engagement and consultation with the market and public sector organisations including housing associations and local authorities. This framework provides public sector organisations with an efficient, value for money procurement route to deliver important refurbishment, improvement and modernisation projects that ensure their buildings are well maintained and improves the lives of tenants and occupants within them.

With the variety of high quality national, regional and SME contractors appointed to this framework, RM3 provides an excellent choice for Clients to access a range of refurbishment and modernisation specialists to carry out works both within and around their domestic and non-domestic buildings.

Providing options to deliver specific projects via individual workstreams, or group multiple work types via a multi-disciplinary or whole house approach. This framework gives Clients the flexibility in how they deliver their projects whilst providing access to a quality contractor.

Key benefits:

- ✓ Provides equal opportunities for suppliers of all sizes to promote local economic development
- ✓ Ability to deliver works in a domestic and non-domestic setting
- ✓ Flexible approach allowing additional works to be procured through multi-disciplinary lots
- ✓ Appointment of companies that can support Partners in delivering social value and community benefits

About this framework

The replacement to the successful Whole House Refurbishment and Associated Works (WH2) framework, based on Client feedback, RM3 provides an enhanced offering over its predecessor by extending the scope of refurbishment and modernisation works to not just domestic buildings but also non-domestic buildings as well.

The framework was designed to provide public sector organisations with the ability to tailor the scope of work and delivery of projects, through either individual specialisms or the multi-disciplinary lots. While also providing Clients with the ability to use RM3 in conjunction with SWPA's supply frameworks, such as Kitchens and Associated Products (K7), Doorsets, Fire Doors and Communal Entrance Doors (C8) and Windows & Doors - PVC-U & Timber (WD2).

The tender was carried out in strict accordance with the UK Public Contracts Regulations. Places on the framework were awarded to 12 companies across five workstreams. The companies appointed to the framework are experts in their field, with a proven track record in delivering projects with public sector Clients.

The term of the framework is from **1st March 2024 to 29th February 2028**. Individual call-off projects can be completed beyond the four-year duration of the framework, as long as the project has been formally awarded prior to the framework expiry date.

ABOUT THIS FRAMEWORK

VISION FOR THE FRAMEWORK

Our Vision for Refurbishment and Modernisation

A guiding principle in the development of Refurbishment and Modernisation (RM3) has been to support the public sector, local authorities and housing associations carry out essential refurbishment and modernisation works to raise the quality of both domestic and non-domestic building, increase living standards and share in our mission to improve lives and places for tenants and communities as efficiently as possible.

As with all our frameworks we achieve this by continuing to innovate to meet and exceed the “Gold Standard” for public sector construction frameworks. We pride ourselves on our long-standing commitment to early engagement and collaboration bringing specialist suppliers and public sector bodies together to guide framework development ensuring best possible outcomes for the public sector, local authorities and housing associations.

Refurbishment and Modernisation (RM3) clearly demonstrates the benefits of early collaboration resulting in a comprehensive framework making high quality specialist firms available to the public sector with the options for increased flexibility and collaboration through individual specialists or multi-disciplinary options.

SWPA continues to fulfil our commitments to social value increasing the public sector's access to regional and local specialists, encouraging SME involvement, and driving economic benefits to regional areas.



ABOUT THIS FRAMEWORK



“ We have designed the RM3 framework with contractors across the marketplace to ensure the appointment of high-quality expertise with a strong regional base while also supporting Clients and Partners in delivering social value and environmental commitments. RM3 will provide Clients with access to a range of companies from SMEs through to large organisations, as well as the flexibility to deliver a wide variety of refurbishment and associated works. ”

Penny Searson

Regional Manager at South West Procurement Alliance

LHC Social Value Commitment

In addition to providing our Clients with competitively tendered Framework Agreements for building works, goods and services SWPA is committed to delivering tangible social value and community benefits to meet local and regional needs.

SWPA work with our Clients and Appointed Companies to ensure that wherever possible projects delivered using our frameworks leave a social legacy, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts.

KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 1 - KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

Introduction and Scope

The following suppliers can support the provision of kitchen and bathroom installations including associated works.

Types of services will include but are not limited to:

- Replacement kitchen & bathrooms
- Remodelling
- Mould prevention and protection
- Associated repair replastering and redecoration
- Electrical minor works and upgrades
- Plumbing services
- Heating services
- Fire protection measures

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME's to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands	Lot Description
Project Value Band 1	£0 - £500k
Project Value Band 2	£500k to £2m
Project Value Band 3	£2m plus



KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Kitchens & Bathrooms with Associated Works – Project Value Band 1 £0 - £500k

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Joyner PA Cymru	✓	✓		✓
LCB Group Holdings	✓	✓	✓	✓
Sureserve Energy Services UK	✓			
Westcountry Maintenance Services		✓	✓	✓

Kitchens & Bathrooms with Associated Works – Project Value Band 2 £500k to £2m

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bell Group	✓	✓	✓	✓
Cardo (Central)	✓	✓	✓	✓
Classic Builders			✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Joyner PA Cymru	✓	✓		✓
NKS Contracts	✓	✓		
Ser contractor	✓	✓	✓	✓
Sureserve Energy Services UK	✓			
Westcountry Maintenance Services		✓	✓	✓

Kitchens & Bathrooms with Associated Works – Project Value Band 3 £2m plus

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bell Group	✓	✓	✓	✓
Classic Builders			✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
NKS Contracts	✓	✓		
Ser contractor	✓	✓	✓	✓



ELECTRICAL WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 2 - ELECTRICAL WORKS

Introduction and Scope

The following suppliers can support the provision of electrical works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Rewire with improvements made to existing electrical systems
- Replacement consumer units
- Electric heating replacement and upgrades
- Fire protection measures
- Energy efficiency works and upgrades - Smart controls / LED etc

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME's to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands		Lot Description		
Project Value Band 1		£0 - £500k		
Project Value Band 2		£500k plus		

Electrical Works - Project Value Band 1 £0 - £500k

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
CLC Contractors	✓	✓	✓	✓
Sureserve Energy Services UK	✓			
Westcountry Maintenance Services		✓	✓	✓

Electrical Works - Project Value Band 2 £500k plus

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
CLC Contractors	✓	✓	✓	✓
Sureserve Energy Services UK	✓			
Westcountry Maintenance Services		✓	✓	✓



PAINTING AND DECORATING

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 3 - PAINTING AND DECORATING

Introduction and Scope

The following suppliers have been appointed to provide painting and decorating works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Planned redecoration works and repairs
- Repairs to structural and building elements
- Internal and external re-decoration
- Communal works
- Mould prevention and protection

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME's to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands		Lot Description			
Project Value Band 1		£0 - £500k			
Project Value Band 2		£500k plus			

Painting & Decorating - Project Value Band 1 £0 - £500k

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Mitie Property Services (UK)	✓	✓	✓	✓
NKS Contracts	✓	✓		
Ser contractor	✓	✓	✓	✓
Westcountry Maintenance Services			✓	✓

Painting & Decorating - Project Value Band 2 £500k plus

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Mitie Property Services (UK)	✓	✓	✓	✓
NKS Contracts	✓	✓		
Ser contractor	✓	✓	✓	✓
Westcountry Maintenance Services			✓	✓

ENVIRONMENTAL & EXTERNAL WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 4 - ENVIRONMENTAL & EXTERNAL WORKS

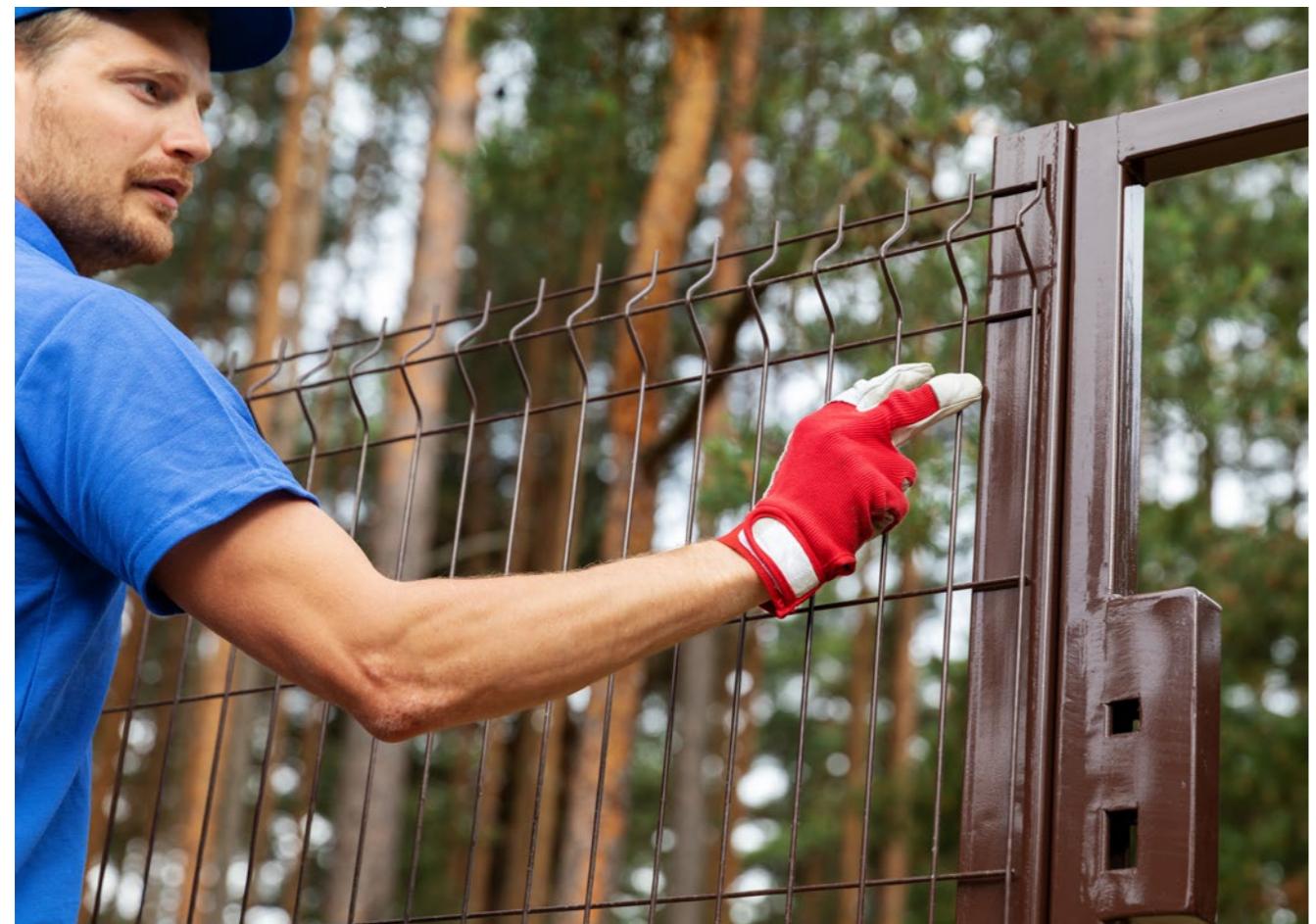
Introduction and Scope

The following suppliers have been appointed to provide environmental and external works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Demolition, excavation, and landscaping
- Brickwork & blockwork
- Drainage
- Concrete work
- Fencing, gates, metalwork & fabrication
- Carpentry & joinery
- Painting and decorating (external)

Environmental & External Works				
Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Cardo (Central)	✓	✓	✓	✓
Joyner PA Cymru	✓	✓		✓
M&J Group	✓	✓	✓	✓
Westcountry Maintenance Services		✓	✓	✓



MULTI-DISCIPLINARY WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 5 - MULTI-DISCIPLINARY WORKS

Introduction and Scope

The following suppliers have been appointed to provide multi-disciplinary works to our Clients organisations building stock/assets.

Types of services will include but are not limited to:

- Independent living adaptations
- Supply and renewal of heating & electric systems
- Mould prevention and protection
- Kitchens & bathroom replacement works
- External works
- Roofing
- Electrical install & rewiring
- Plumbing
- Painting & decorating
- Energy efficiency works and upgrades - Smart controls / LED etc
- Cladding - only covering low rise/low risk
- Renewal of windows and doors, including fire doors
- Fire protection measures

Supporting SMEs

The value bands have been separated to provide an equal opportunity for suppliers of all sizes to perform works and services that match their suitability. This approach has created opportunities for SME's to participate in this framework and secure suitable projects while ensuring fair and transparent competition.

Value Bands	Lot Description
Project Value Band 1	£0 - £750k
Project Value Band 2	£750k to £2.5m
Project Value Band 3	£2.5m plus

Multi-disciplinary Works - Project Value Band 1 £0 - £750k

Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Cardo (Central)	✓	✓	✓	✓
Joyner PA Cymru	✓	✓		✓
M&J Group	✓	✓	✓	✓
Westcountry Maintenance Services		✓	✓	✓

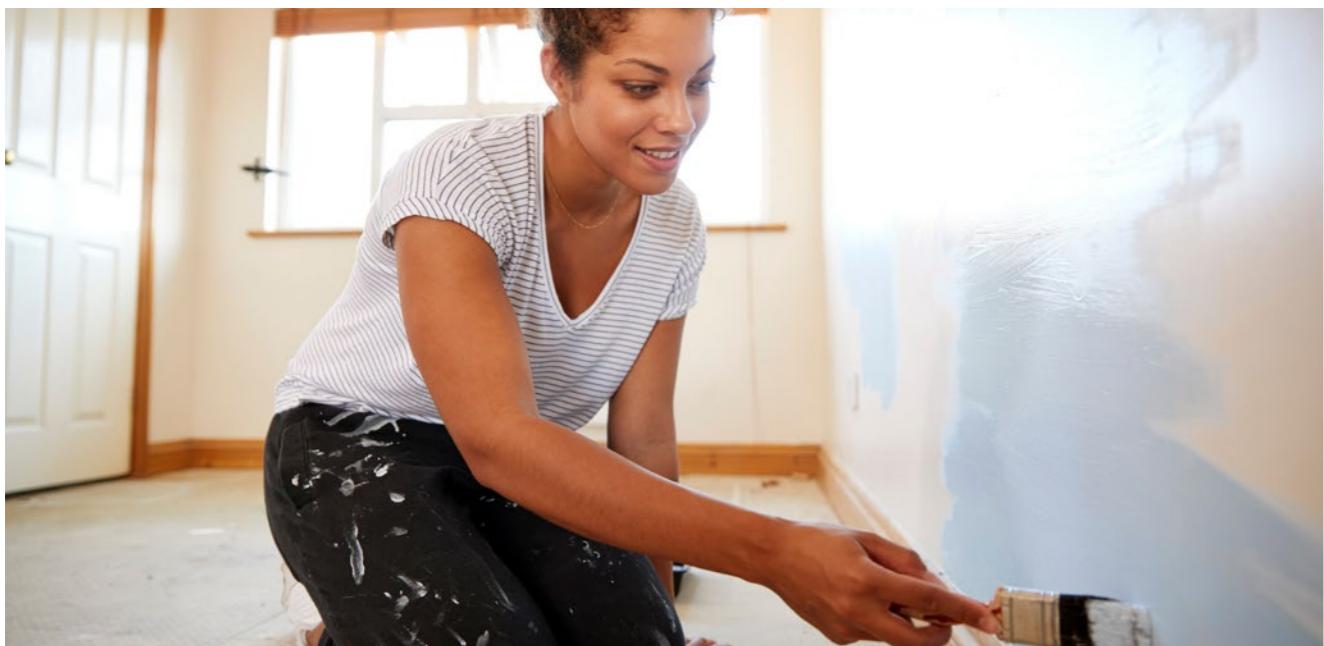


MULTI-DISCIPLINARY WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Multi-disciplinary Works - Project Value Band 2 £750k to £2.5m				
Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bell Group	✓	✓	✓	✓
Cardo (Central)	✓	✓	✓	✓
Classic Builders			✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Joyner PA Cymru	✓	✓		✓
M&J Group	✓	✓	✓	✓
NKS Contracts	✓	✓		
Ser contractor	✓	✓	✓	✓
Sureserve Energy Services UK	✓			
Westcountry Maintenance Services		✓	✓	✓

Multi-disciplinary Works - Project Value Band 3 £2.5m plus				
Appointed Companies	Gloucestershire, Wiltshire, and Bristol/Bath area - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bell Group	✓	✓	✓	✓
Classic Builders			✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
NKS Contracts	✓	✓		
Ser contractor	✓	✓	✓	✓
Sureserve Energy Services UK	✓			



EVALUATION

WEIGHTING, ACCREDITATION AND CERTIFICATIONS

A single stage open tender process was used as set out within the Public Contracts Regulations 2015.

Quality Weighting 70%

General quality questions	20%
Workstream specific technical questions	30%
Regional delivery questions - evidence of ability to service regional area and social value examples	20%

Price Weighting 30%

Adjustment on NHF SoRs	15%
Management Fees - Overheads & Profit	10%
Day Rates	5%

70%
Quality

30%
Price

Accreditations and Certifications

Compliance with Equality Act 2010

Confirmatory statements demonstrating compliance with the Equality Act 2010 and adherence to promoting equality and diversity within their company.

Environmental Management*

Compliance with BS EN ISO 14001

Health and Safety*

Compliance with BS EN ISO 45001

Quality Management*

Compliance with BS EN ISO 9001

*Where certification was not held, Appointed Companies were required to complete the appropriate PAS 91 questions to evidence compliance.

Minimum Insurance Cover

Throughout the duration of the framework Appointed Companies are required to have the minimum levels of insurance as follows:

Employer's (Compulsory) Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Professional Indemnity	£1,000,000

Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit, current liabilities and verified credit scoring via Creditsafe.

The results of this check were assessed on a pass/fail.

CALL-OFF AWARD OPTIONS

THE FRAMEWORK ALLOWS PARTNERS THE OPTION OF:

Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Partner.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

ELIGIBILITY

SWPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use SWPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.

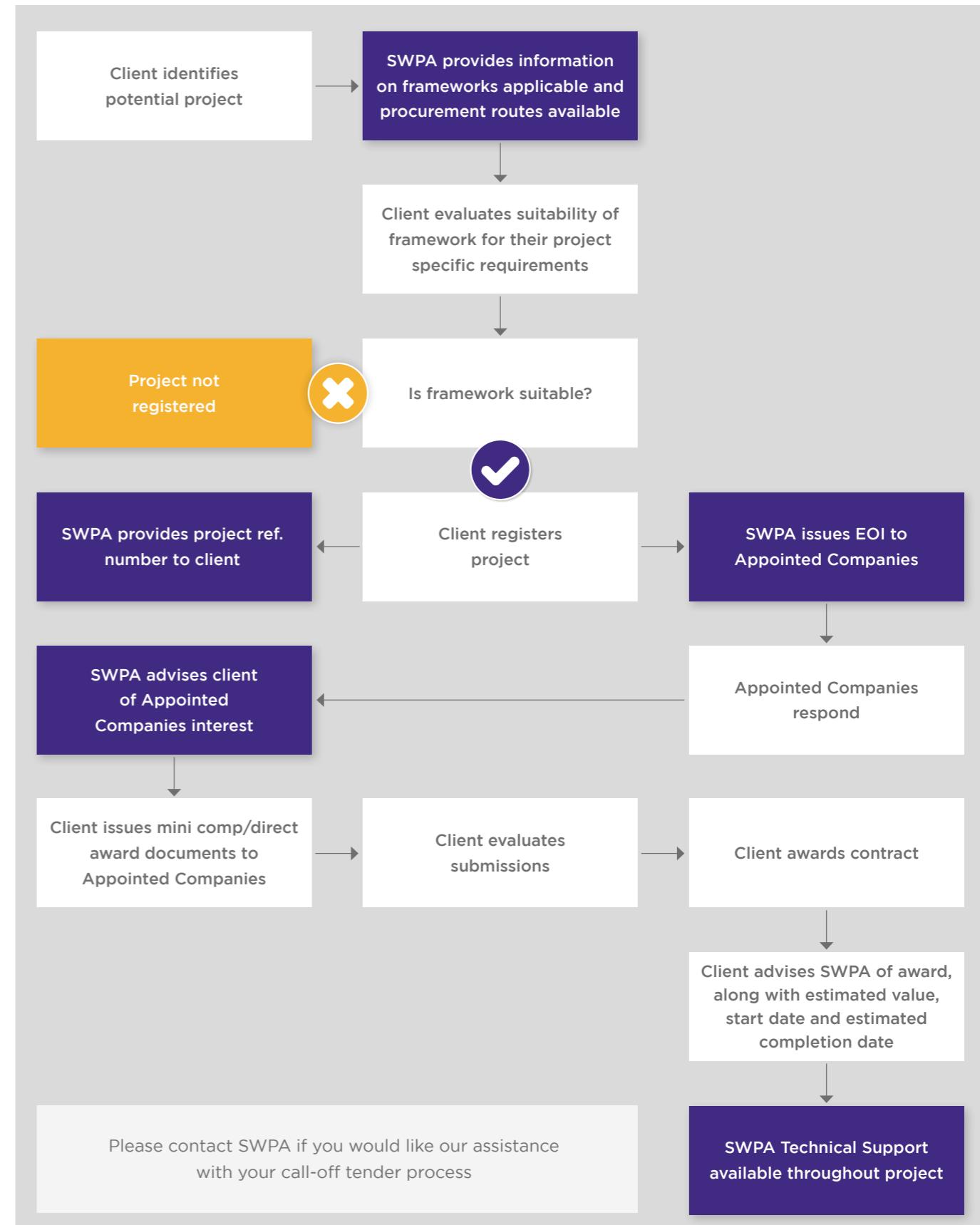
Details of those contracting authorities identified are listed at:
www.swpa.org.uk/who-we-work-with/

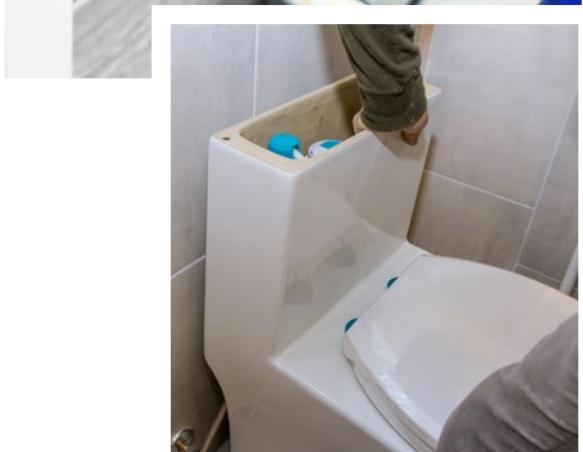
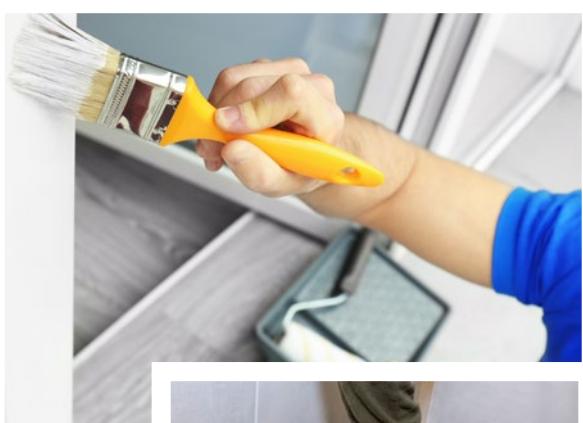
GENERAL TERMS AND CONDITIONS

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under

the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK





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