SWPA
SOUTH WEST PROCUREMENT ALLIANCE

Asset Safety & Compliance

4TH SEPTEMBER 2023 TO 3RD SEPTEMBER 2027

18TH SEPTEMBER 2023 TO 17TH SEPTEMBER 2027

(Workstream 4a Gas Safety - Domestic)

ASC1 Framework Guide

Working together to deliver better buildings, homes and communities

swpa.org.uk

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 000-002835, CAN 2023/S 000-026169,
CAN 2023/S 000-027818 (WS4a – Gas Safety – Domestic)

The Asset Safety and Compliance (ASC1) Framework was designed to offer a suite of asset safety and compliance support to help the public sector meet government guidelines and legal responsibilities relating to building life safety and maintenance.

What was clear throughout our engagement process was a requirement for a comprehensive suite of asset safety and compliance disciplines in a single framework designed to offer an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies to source specialist suppliers who can provide a full suite of asset safety and compliance support services.

Key features:

- ✓ Suite of asset safety and compliance disciplines providing a method to meet government guidelines regarding life safety, property protection and maintenance
- ✓ Access to a pool of consultancy and compliance-related expertise through a single framework
- ✓ Access to consultancy and surveying specialists for the management and removal of asbestos
- ✓ Access to expertise in property protection, water management, gas safety and heating servicing, asbestos and electrical testing.

About this framework

Throughout our extensive pre-tender engagement (PTE) process our clients in the public sector acknowledged the positive contribution our previous frameworks in property protection (V7), asbestos services (AS2), heating services (HS1) and water management (WM1) have made in delivering effective life safety systems in the management and maintenance of their assets, and resulting benefits to their tenants and building users.

Our response has been to combine these services and enhance the framework offering further with additional workstreams covering, electrical inspection, testing and servicing in both commercial and residential settings. The result is a framework designed to offer a comprehensive and wide-ranging suite of services to the public sector to assist in meeting building life safety and maintenance, government guidelines and legal responsibilities with the flexibility to meet their needs and community priorities more effectively.

The tender was carried out in strict accordance with the UK Public Contracts Regulations. Places on the framework were awarded to 34 different suppliers in 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 **4th September 2023 to 3rd September 2027**, while workstream 4a Gas Safety - Domestic runs from **18th September 2023 to 17th September 2027**. Individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.

ABOUT THIS FRAMEWORK
VISION FOR THE FRAMEWORK

Our Vision for Asset Safety and Compliance

A guiding principle in the development of Asset Safety and Compliance (ASC1) has been to support the public sector in meeting their obligations under government guidelines and legal responsibilities in the area building life safety, maintenance, and compliance as efficiently as possible.

As with all our frameworks we achieve this by striving 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 and their communities.

Asset Safety and Compliance (ASC1) clearly demonstrates the benefits of early collaboration resulting in a comprehensive framework making high quality specialist firms available to the public sector, working together to improve asset and building safety for building occupants and communities.

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

> “SWPA are delighted to be able to offer our valued clients and partners a full range of compliance and building safety procurement solutions. It’s fantastic to see so many local Appointed Companies, across the workstreams, who have a wealth of knowledge and expertise that will support our public sector clients over the next four years and beyond.”

Penny Searson
Regional Manager at South West Procurement Alliance

APPOINTED COMPANIES
ACROSS THE SOUTH WEST OF ENGLAND

WOODS

Allium
CREATING SAFER SPACES

Armstrong York

ASPECT

CASA
Environmental Services Ltd

Churchill
Environmental

Clear
Safety & Compliance

enQuin

environtec

EAS
Sustainable Solutions

HBE

HEWER FM

HSLCompliance

integrated water services

Kovia
COMPLIANCE

Liberty

life
environmental
services

Lorne Stewart

APPOINTED COMPANIES
CONTINUED

mss
an RSK company

NICHOL
associates Ltd

Orbis

PENNINGTON
CHOICES
SURVEYING AND CONSULTANCY

phJones
Part of British Gas

phs Compliance

RHODAR
Specialist Enabling Works

Robert Heath

Saltire

SEVERN
Environmental Services

SGS

Shield

SMS
ENVIRONMENTAL

SOCOTEC

tersus
Safe Efficient Compliance
MARLOWE Critical Services

TREMORFA

ASBESTOS CONSULTANCY, SURVEYS, TESTING & REMOVAL

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 1 - ASBESTOS CONSULTANCY, SURVEYS TESTING & REMOVAL

The following suppliers have been appointed to help our Partners in the public sector manage the risk from asbestos in their properties and fulfil their duties as landlords, in line with regulatory requirements.

Lot 1a - Asbestos Consultancy

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Allium Environmental	Allium Environmental	Allium Environmental	Allium Environmental
Enquin Environmental	Enquin Environmental	Enquin Environmental	Enquin Environmental
Environtec	Environtec	Environtec	Environtec
Kovia Compliance	HSL Compliance	HSL Compliance	HSL Compliance
Life Environmental Services	Kovia Compliance	Kovia Compliance	Kovia Compliance
SGS United Kingdom	Life Environmental Services	SOCOTEC Asbestos	SOCOTEC Asbestos
SOCOTEC Asbestos	SOCOTEC Asbestos	Tersus Consultancy	Tersus Consultancy
Tersus Consultancy	Tersus Consultancy	--	--

Lot 1b - Asbestos Surveys & Testing

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Allium Environmental	Allium Environmental	Allium Environmental	Allium Environmental
Casa Environmental Services	Armstrong York Environmental	Armstrong York Environmental	Armstrong York Environmental
Environtec	Casa Environmental Services	Casa Environmental Services	Casa Environmental Services
HSL Compliance	Enquin Environmental	Enquin Environmental	Enquin Environmental
Life Environmental Services	Environtec	Environtec	Environtec
Nichol Associates	HSL Compliance	HSL Compliance	HSL Compliance
Pennington Choices	Life Environmental Services	SOCOTEC Asbestos	SOCOTEC Asbestos
SGS United Kingdom	SOCOTEC Asbestos	Tersus Consultancy	Tersus Consultancy
SOCOTEC Asbestos	Tersus Consultancy	--	--
Tersus Consultancy	--	--	--

Lot 1c - Asbestos Removal & Disposal Works

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
AA Woods	AA Woods	Aspect Contracts	AA Woods
Aspect Contracts	Aspect Contracts	European Asbestos Services	Aspect Contracts
European Asbestos Services	European Asbestos Services	Shield Environmental Services	European Asbestos Services
Rhodar Industrial Services	Rhodar Industrial Services	--	Shield Environmental Services
Severn Insulation Co	Shield Environmental Services	--	--
Shield Environmental Services	--	--	--

PROPERTY PROTECTION & ASSOCIATED SERVICES

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 2 - PROPERTY PROTECTION & ASSOCIATED SERVICES

The following suppliers have been appointed to provide property protection and associated services in all properties applicable to our Client's organisations building stock/assets.

Services will include but are not limited to:

- Steel security screens and doors
- Barricades and fencing
- Utilities shut off, drain down and recommission
- Boarding up services
- Alarms monitored by an Alarm Response Centre (ARC)
- Cleaning and clearance services
- Mould treatment and management
- Specialist cleaning and pest control

Lot 2a - Property Protection and Associated Services

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Orbis Protect	Orbis Protect	Orbis Protect	Orbis Protect

WATER TESTING, TREATMENT & MANAGEMENT

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 3 - WATER TESTING, TREATMENT & MANAGEMENT

The following suppliers have been appointed to provide specialist services for the testing of legionella and other water borne pathogens and the management of the SWPA Client's water systems throughout a diverse portfolio of domestic and commercial buildings across the UK.

Lot 3a - Water Hygiene Testing and Consultancy

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Acorn Chemical Services (MSS Group)	Acorn Chemical Services (MSS Group)	Acorn Chemical Services (MSS Group)	Acorn Chemical Services (MSS Group)
Churchill Contract Services	Churchill Contract Services	Churchill Contract Services	Churchill Contract Services
Healthy Buildings (UK)	HSL Compliance	HSL Compliance	HSL Compliance
HSL Compliance	Integrated Water Services	Integrated Water Services	Integrated Water Services
Integrated Water Services	SMS Environmental	SMS Environmental	SMS Environmental
SMS Environmental	--	--	--

Lot 3b - Water System Maintenance, Remedials and Associated Services

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Acorn Chemical Services (MSS Group)	Acorn Chemical Services (MSS Group)	Acorn Chemical Services (MSS Group)	Acorn Chemical Services (MSS Group)
Churchill Contract Services	Churchill Contract Services	Churchill Contract Services	Churchill Contract Services
Healthy Buildings (UK)	HSL Compliance	HSL Compliance	HSL Compliance
HSL Compliance	Integrated Water Services	Integrated Water Services	Integrated Water Services
Integrated Water Services	SMS Environmental	SMS Environmental	SMS Environmental
SMS Environmental	--	--	--

HEATING & AIR CONDITIONING COMPLIANCE, SERVICING

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 4 - HEATING & AIR CONDITIONING COMPLIANCE, SERVICING & MAINTENANCE

The following suppliers have been appointed to provide specialist services for annual safety inspection, maintenance and compliance of heating and air conditioning systems.

Lot 4a - Gas Safety & Heating Systems Inspection, Servicing & Remedial (Domestic) (Inc. Other heating fuels if offered but not mandatory)

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Hewer Facilities Management	Liberty Group	--	Liberty Group
Liberty Group	PH Jones	--	PH Jones
PH Jones	Robert Heath Heating	--	Robert Heath Heating
Robert Heath Heating	--	--	--
Saltire Facilities Management	--	--	--

Lot 4b - Gas Safety & Heating Systems Inspection, Servicing & Remedial (Commercial) (Inc. Other heating fuels if offered but not mandatory)

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Hewer Facilities Management	Liberty Group	--	Liberty Group
Liberty Group	Lorne Stewart	--	Lorne Stewart
Lorne Stewart	--	--	--

Lot 4d - HVAC (Air Conditioning) Servicing and Maintenance

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Lorne Stewart	Lorne Stewart	--	Lorne Stewart

ELECTRICAL FIXED WIRE TESTING AND ASSOCIATED ELEMENTS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

WORKSTREAM 5 - ELECTRICAL FIXED WIRE TESTING & ASSOCIATED ELEMENTS

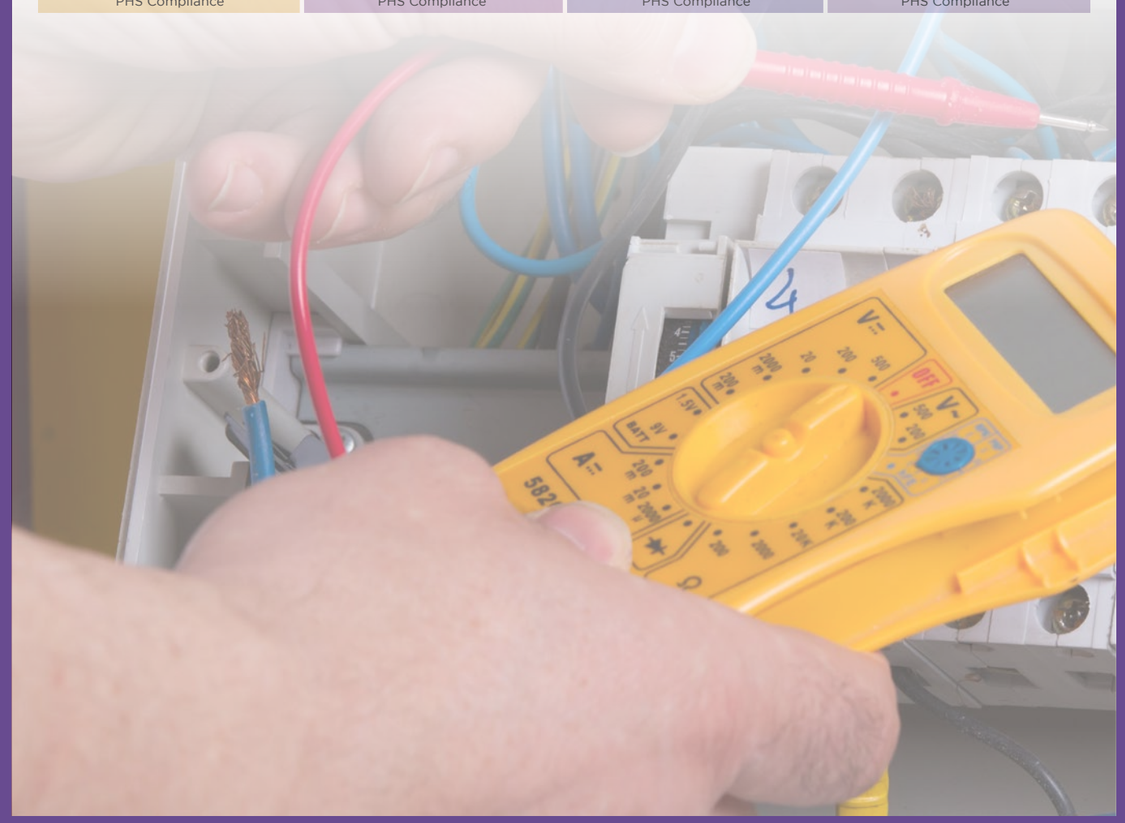
The following suppliers have been appointed to provide Electrical Installation Condition Reports (EICR) to both domestic and non-domestic properties as may be required but also to offer `In Service Inspection and Testing of Electrical Equipment` (PAT Testing) in both domestic and non-domestic properties as may be required by SWPA Clients.

Lot 5a - Fixed Wire Testing and Associated Elements

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
Clear Safety Services	Clear Safety Services	Clear Safety Services	Clear Safety Services
Hewer Facilities Management	Liberty Group	PHS Compliance	Liberty Group
Liberty Group	PHS Compliance	--	PHS Compliance
PHS Compliance	--	--	--
Tremorfa	--	--	--

Lot 5b - Portable Appliance Testing

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2	Cornwall & Isles of Scilly - K3	Devon - K4
PHS Compliance	PHS Compliance	PHS Compliance	PHS Compliance



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 – business continuity, complaints escalation etc – 20%

Regional delivery questions – evidence of ability to service regional area and social value examples 20%

Lot specific technical quality questions – to demonstrate experience in carrying out the type of works via competency of workforce, scenarios, and evidence of relevant past projects 30%

Price Weighting 30%

Consultancy Lots – Priced hourly, and day rates

For Inspections and Maintenance – lot specific pricing structure includes elements of the schedule of day rates, overheads and profits.

The Bidder with the lowest total price for each regional area within a lot will achieve the highest price score for that regional area within the lot, and higher priced Bidders' scores will be indexed against the lowest priced Bidder.

30%

70% Quality | **30% Price**

Accreditations and Certifications

Environmental Management*

The relevant accredited certificated scheme in compliance with BS EN ISO 14001 or equivalent.

Health and Safety*

The relevant accredited certificated scheme in compliance with ISO 45001 or equivalent.

Lot Specific Accreditations / Certification

Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are applying for will be required.

Quality Management*

The relevant accredited certificated scheme in compliance with BS EN ISO 9001 or equivalent.

Compliance with Equality Act 2010

Confirmatory statements they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.

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

EVALUATION
CRITERIA CONTINUED

Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit and current liabilities and checked via Creditsafe. The results of this check were assessed on a pass/fail basis.

Minimum Insurance Cover

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

All suppliers are required to have £5m Employers Liability Insurance and £5m Public Liability Insurance. Asbestos consultants, water management consultants and electrical testing companies are also expected to have £2m Professional Indemnity Insurance.

Companies on the workstreams for heating servicing and electrical testing will also have £2m Product Liability Insurance.

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:

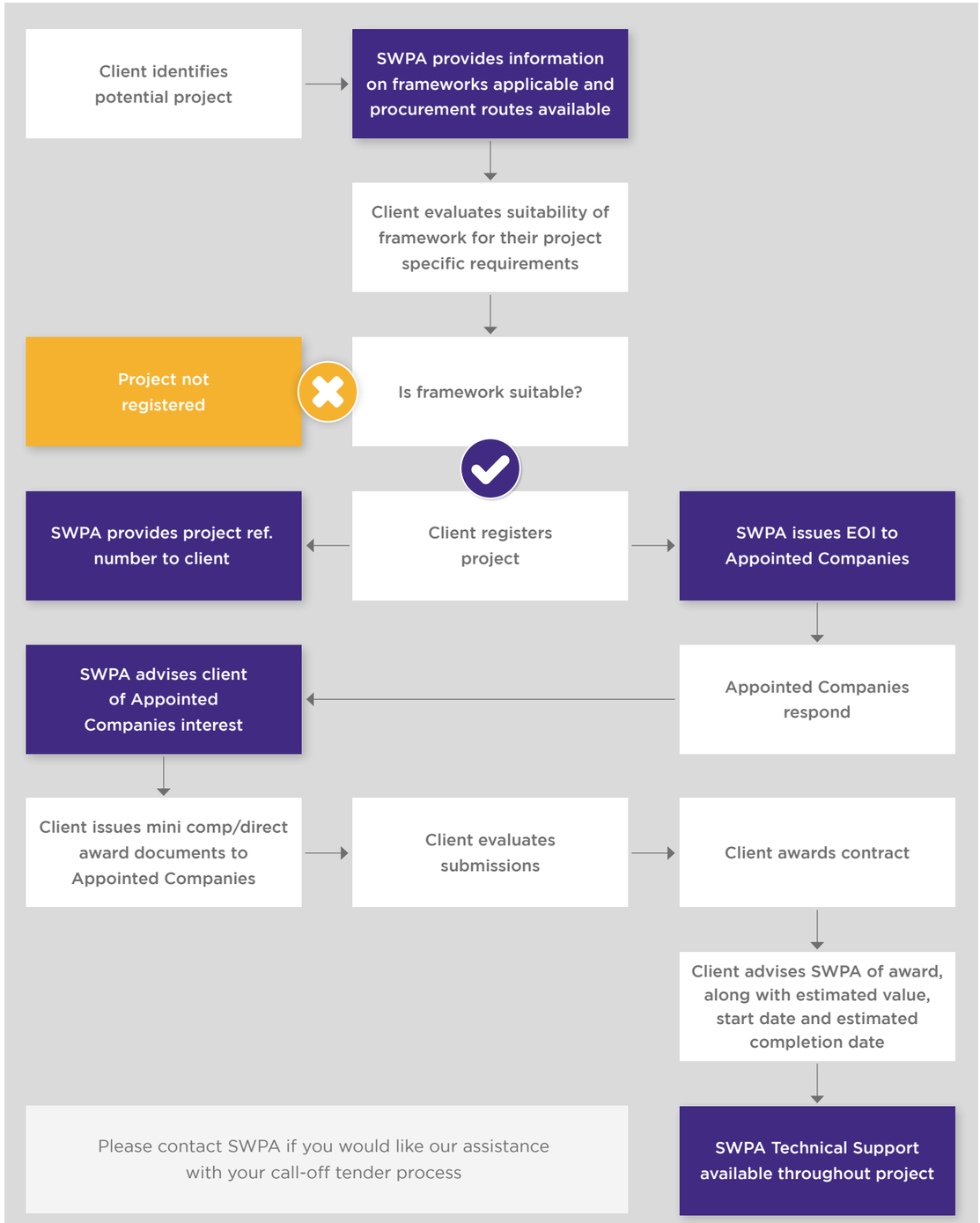
- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- Registered Charities
- Publicly Funded Schools
- Universities and Further Education Establishments
- Colleges
- Police Forces
- Fire and Rescue services
- Health Authorities, Councils, Boards and Trusts

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

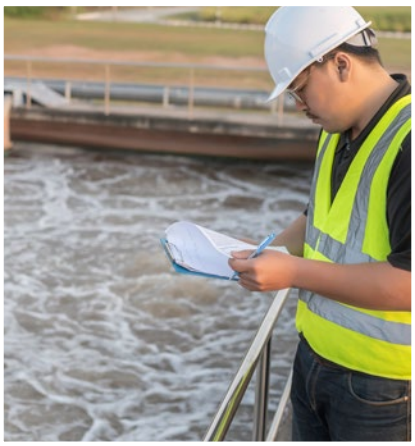
GENERAL TERMS AND CONDITIONS

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: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK



SWPA
SOUTH WEST
PROCUREMENT
ALLIANCE



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In association with:
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