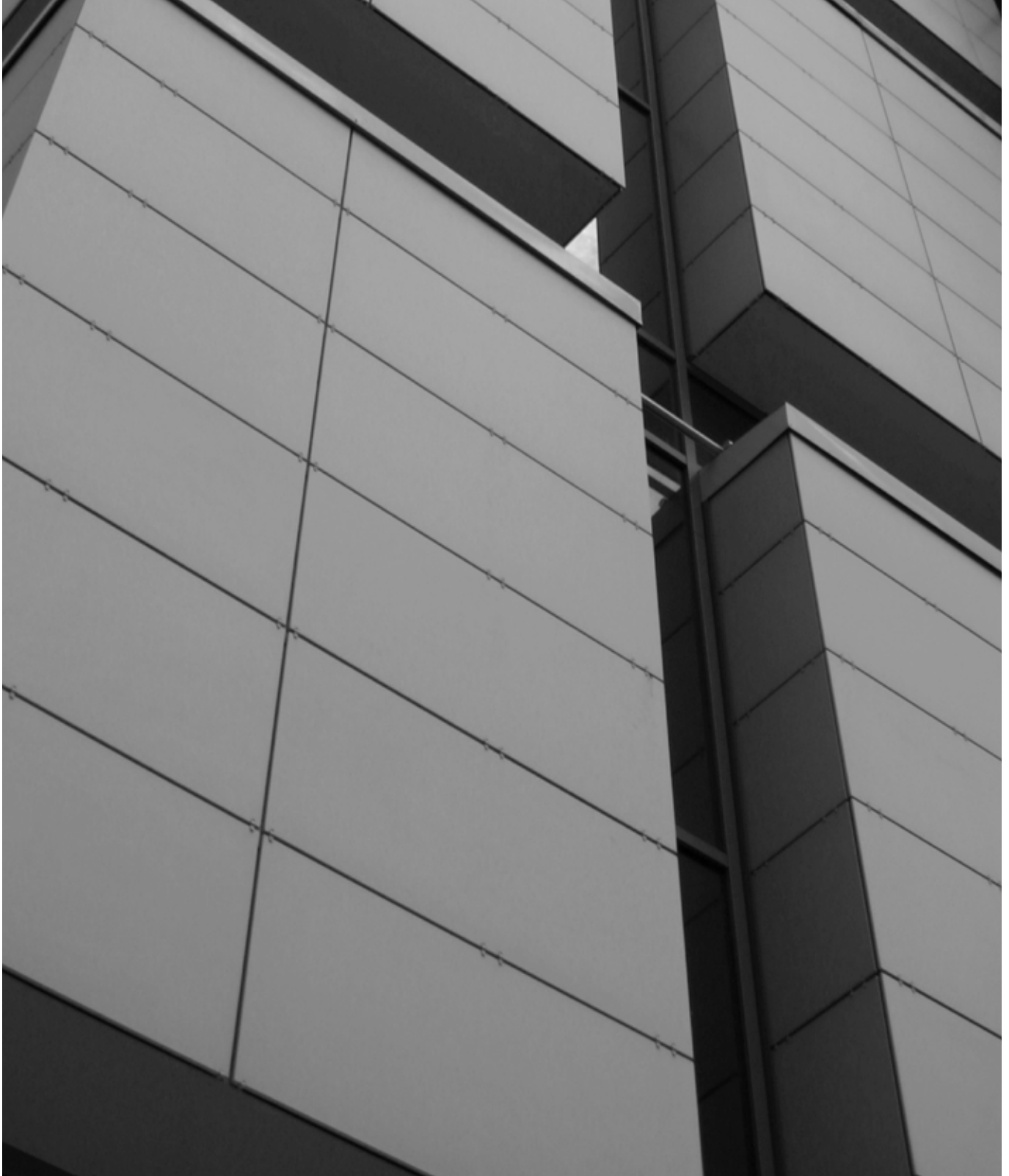




# FRAMEWORK AGREEMENT GUIDE

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For Modular Buildings (MB1)



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**Trusted procurement for  
better buildings and homes**

**LHC.GOV.UK**

# Why work with LHC?

These are the key reasons to work with LHC whether you're a public sector organisation looking for procurement solutions or a supplier with products or services to provide.

**Knowledge and experience of procurement**

Our organisation began half a century ago and over five decades we've developed and shaped our service to meet the evolving needs of our clients.

**Recognised technical expertise**

Our technical expertise is built on continuous research by our team of technical specialists who consult with clients on the outcomes they need and suppliers on the range of available solutions.

**Commitment to better buildings and homes**

Our ultimate goal is helping our clients deliver better environments for the communities they serve, a goal we support through our frameworks, that address every aspect of quality, and our selection of the most appropriate suppliers.

**Fast and efficient procurement**

The process of calling off projects and commissioning work is very efficient. Terms and rates have been agreed and even when a mini competition is required, the majority of contractual arrangements have already been finalised. Project work can start quickly.

[WWW.LHC.GOV.UK/MEMBERSHIP](http://WWW.LHC.GOV.UK/MEMBERSHIP)

# About this framework

The LHC Framework Agreement for Modular Buildings (design, manufacture, supply and erection) is available to public sector organisations across England.

Fully OJEU compliant, it provides public sector organisations with easy access to modular buildings including:

- |                                 |   |
|---------------------------------|---|
| Education buildings including:  | Emergency Services buildings including: |
| -- Nurseries                    | -- Fire and rescue                      |
| -- Primary schools              | -- Police                               |
| -- Secondary schools            | -- Ambulance                            |
| -- Further education buildings  | Community buildings including:          |
| -- Universities                 | -- Community halls                      |
| Healthcare buildings including: | -- Sports facilities                    |
| -- Doctor's surgeries           | -- Public offices                       |
| -- Hospital wards               | -- Other public properties              |
| -- Operating theatres           |   |

The framework provides LHC members with the ability to provide the service in the following types of ownership:

- Purchase - permanent
- Temporary buildings

The framework includes the option of a turnkey solution including design, manufacture, supply and installation services.

**This framework has been established in strict compliance with UK Public Sector procurement rules for use by public sector bodies in the UK as detailed in the LHC buyer profile ([www.lhc.gov.uk/buyerprofile](http://www.lhc.gov.uk/buyerprofile)) and as specified in the Contract Notice:**

- CN 2017-OJS108-216569 – England
- CN 2017-OJS103-204963 – Wales
- CN 2017-OJS108-216571 – Scotland

These were published in OJEU in September 2016 with seven successful tenderers appointed in May 2017.



# About this tender

## Workstream 1 (WS1)

### Permanent Modular Buildings for Purchase or Rent

#### Option A

- Education buildings/offices

#### Option B

- Healthcare – general accommodation
- Surgical units
- High dependency unit Wards

## Workstream 2 (WS2)

### Permanent Modular Buildings for Purchase or Rent. All types including:

- Education buildings/offices
- Healthcare
- Emergency Services, Police, Fire and Rescue, Ambulance
- Community buildings

## Workstream 3 (WS3)

### Temporary and Relocatable Modular Buildings for Purchase or Rent. All types including:

- Education buildings/offices
- Healthcare
- Emergency Services, Police, Fire and Rescue, Ambulance
- Community buildings

## Product benefits

### Modular Buildings offer the following benefits to clients:

- Compliance with the latest British and European Standards
- Compliance with the latest regulations – volumetric have been designed to meet the latest editions of the Technical standards for Scotland and Building Regulations for England and Wales including: structure (Part A), fire (Part B), acoustic (Part E) and conservation of fuel and power (Part L)
- Educational buildings in compliance with Educational Building Bulletins
- Healthcare Buildings in compliance with Health Technical Bulletins for England
- Reduced thermal bridging, improved air tightness and, through fabric energy efficiency
- Legally and sustainably sourced timber used in systems – timber sourced through sustainably managed forests supported by verified due diligence and risk assessment requirements regarding the chain of custody and compliance with the EU Timber Regulations No. 995/2010:2013
- Available with construction services to provide a turnkey solution

## LHC Appointed Company benefits

### Clients can take confidence in consistently high standards of delivery provided by LHC Appointed Companies. Companies on this framework provide:

- Confidence in quality of workmanship – companies use approved and trained installers to carry out site works
- Assurance of quality, environmental, and health and safety management system requirements (companies have been evaluated to ensure management systems are in place)
- Time and cost savings leading from quicker starts – provision of design services at the feasibility stage through Design For Manufacture (DFM) to deliver the client’s design in the most efficient manner
- Confidence of conformity to statutory regulatory requirements – appointed companies offer design advice and support on the interpretation and conformity to statutory regulatory requirements

The tender process for this framework followed LHC’s OJEU compliant Open Procedure which eliminates the Pre Qualification Questionnaire stage. Suppliers were given free and open access to the tender and offer documentation and answered Suitability Assessment Questions.

## Selection criteria

- Financial information
- Business and professional standing
- Health and safety policy and capability
- Equal opportunity and diversity policy and capability
- Environmental management policy and capability
- Quality management policy and capability
- Inspection of manufacturing facility
- Sustainability and social inclusion policy requirements
- Experience of working in public sector and partnering
- Managerial and technical support, sales, marketing and supporting information
- Technical and professional ability
- Conformity to the LHC specification together with the expertise and quality of delivery

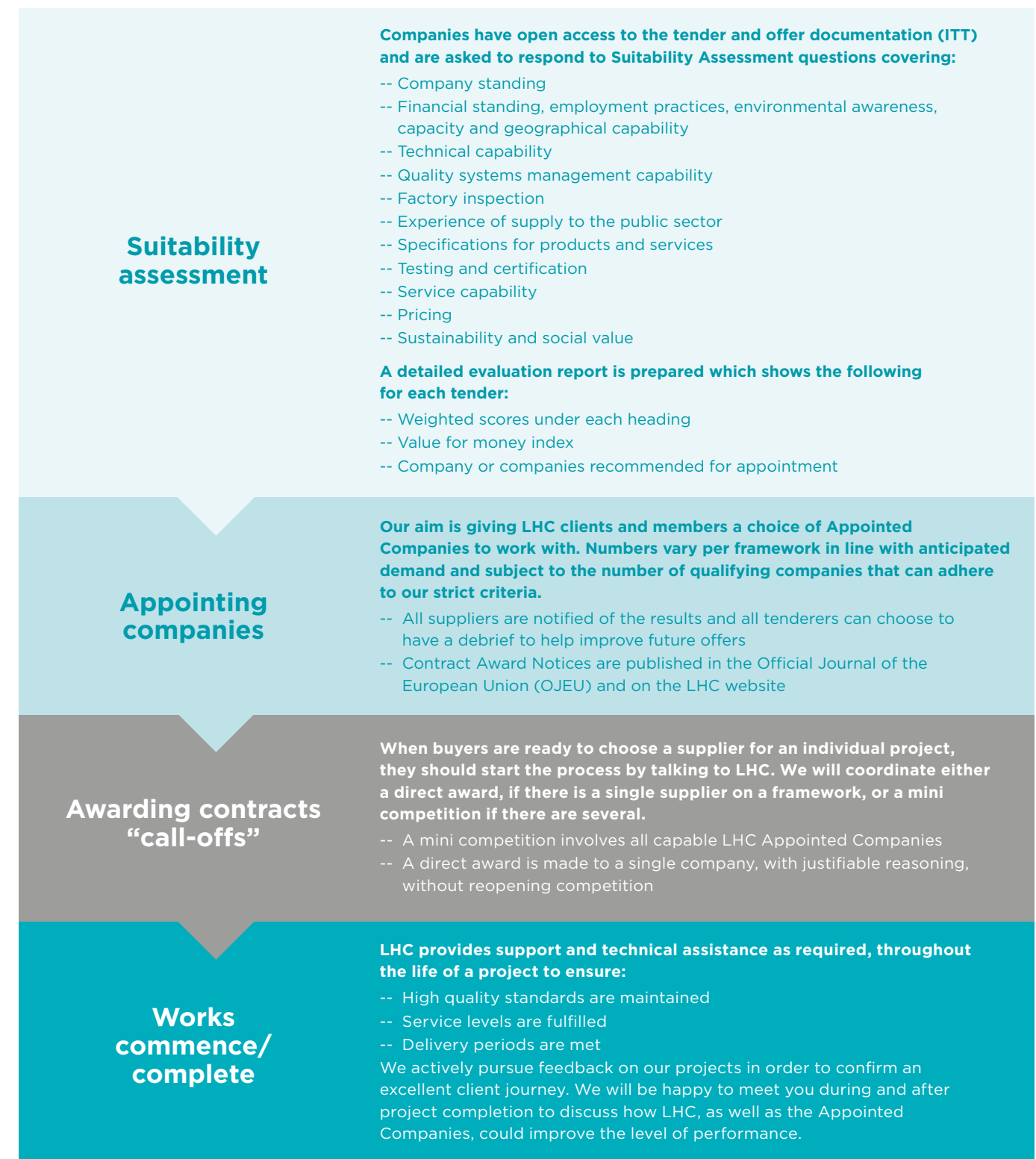




# LHC Appointed Companies are selected based on price, essential requirements, a range of qualitative assessments and a factory inspection

## From suitability to call-off contract

The diagram below shows the process a supplier completes to become an LHC Appointed Company and how clients then “call-off” projects to be delivered under the terms of that framework and award those contracts to the Appointed Suppliers. It also highlights the support LHC provides once a project is live.





# Award weighting criteria

Award weighting criteria are established on each individual framework and can be flexed to a buyer’s individual needs. Regarding MB1, the weightings were as follows:



## Workstream 1

### 25% Pricing

#### -- Schedule of Rates

Three scenarios were included which were automatically formatted from the completed Schedule of Rates. The scenarios aided companies in agreeing the approved maximum prices (AMPs).

### 75% Quality

- Social Inclusion – 10%
- Quality Questions – 15%
- Factory Inspection – 15%
- Project Management – 10%
- Building Regulation compliance, Education or Healthcare specification – 25%

## Workstream 2

### 25% Pricing

#### -- Schedule of Rates

Three scenarios were included which were automatically formatted from the completed Schedule of Rates. The scenarios aided companies in agreeing the approved maximum prices (AMPs).

### 75% Quality

- Social Inclusion – 10%
- Quality Questions – 15%
- Factory Depot Inspection – 15%
- Project Management – 10%
- Building Regulation compliance, Education and Healthcare specification and community buildings – 25%

## Workstream 3

### 25% Pricing

#### -- Schedule of Rates

Three scenarios were included which were automatically formatted from the completed Schedule of Rates. The scenarios aided companies in agreeing the approved maximum prices (AMPs).

### 75% Quality

- Social Inclusion – 10%
- Quality Questions – 15%
- Factory Depot Inspection – 15%
- Project Management – 10%
- Building Regulation compliance, Education and Healthcare specification and community buildings – 25%

# The framework in action

As well as providing compliance, quality and best value to clients, the framework for Modular Buildings supports a streamlined process from the award to completion of a call-off project, and includes:

## Confirmed competitive market prices

Prices submitted for each call-off project match or beat the best value prices established in the tender evaluation stage.

## Quick and efficient procurement

Clients enjoy speedy access to LHC Appointed Companies and can choose between a mini-competition or direct award to enable the final selection of a supplier or supplier(s) for a project.

## Instant access to project data

Immediate access to project information through the on-line portal.

## High quality standards

Standards of quality maintained throughout the project through monitoring in accordance with ISO 9001 Quality Management System.

## Service levels guarantee

Guaranteed service levels from launch to completion providing peace of mind that services and works will be conducted effectively.

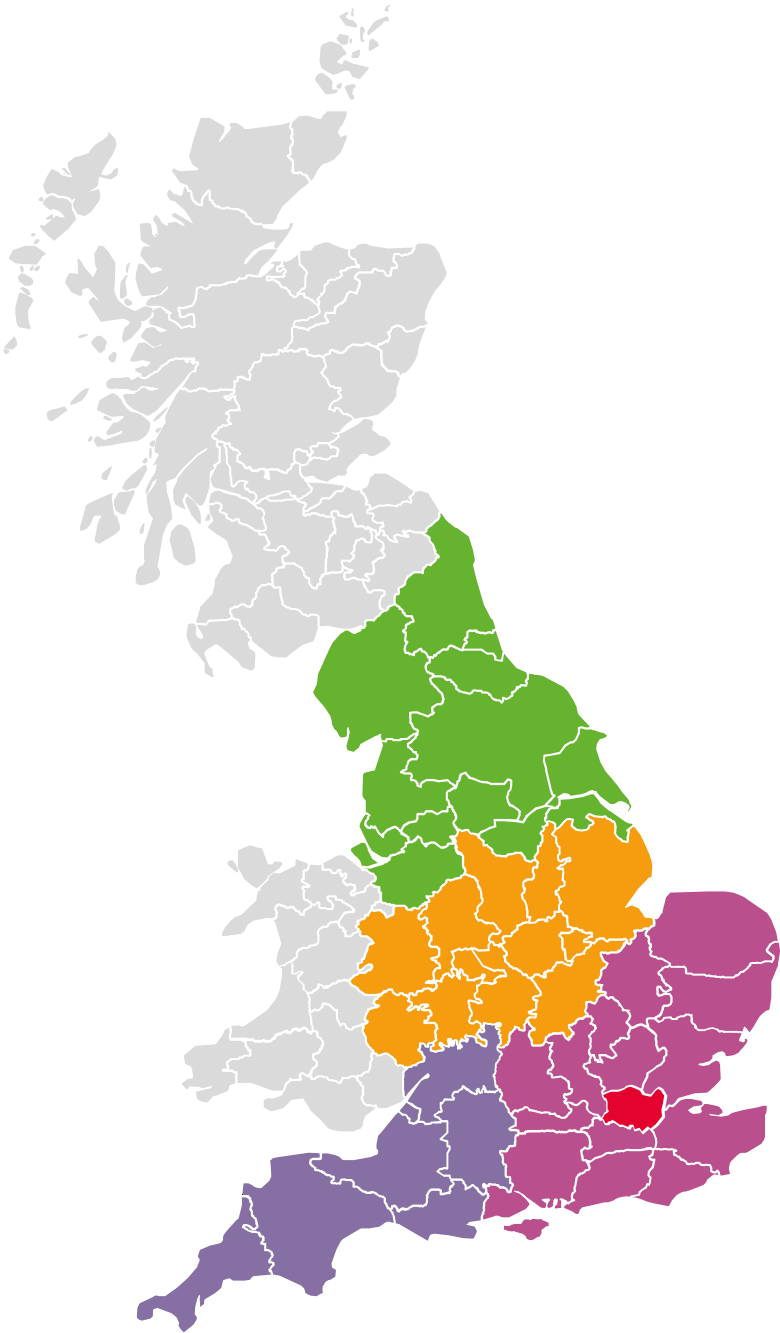
## Quick project starts

Pre-tendered OJEU-compliant procurement reduces the time and cost spent by for public sector organisations and speeds up their access to companies.

## Advice on design and regulatory compliance

Guidance on interpretation and conformity to statutory regulations, standards and planning requirements.

# Appointed companies



- Regional lots**
- London
  - South East and East England
  - South West England
  - Midlands
  - Northern England

Appointed Company	London	South East and East England	South West England	Midlands	Northern England
Workstream 1a - Education buildings					
Portakabin	✓	✓	✓	✓	✓
Western Building Systems	✓	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓	✓
Module-AR	✓	✓	✓	✓	✓
The McAvoy Group	✓	✓	✓	✓	✓
Workstream 1b - Healthcare buildings					
Portakabin	✓	✓	✓	✓	✓
MTX Contracts	✓	✓	✓	✓	✓
Western Building Systems	✓	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓	✓
Extraspace Solutions (UK)	✓	✓	✓	✓	✓
The McAvoy Group		✓			
Workstream 2 (All permanent building types)					
Portakabin	✓	✓	✓	✓	✓
Western Building Systems	✓	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓	✓
Extraspace Solutions (UK)	✓	✓	✓	✓	✓
The McAvoy Group	✓	✓	✓	✓	✓
Workstream 3 (Temporary buildings hire)					
Portakabin	✓	✓	✓	✓	✓
MTX Contracts	✓	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓	✓
Extraspace Solutions (UK)	✓	✓	✓	✓	✓
The McAvoy Group	✓				



## **Framework for Modular Buildings**

This framework is valid until 30 April 2021

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