NORTHERN PROCUREMENT ALLIANCE

Refurbishment and Modernisation

1ST MARCH 2024 TO 29TH FEBRUARY 2028

RM3 Framework Guide

Constructing Excellence
Gold Standard Verified

Improving lives and places
through quality procurement solutions

northernprocurement.org.uk

NPA 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 Northern Procurement Alliance brand, which is part of the LHC Procurement Group (LHCPG), offers advice, support and guidance to all public sector organisations across North England, with access to LHCPG's suite of framework solutions, which are built on more than 50 years of public sector construction procurement expertise and knowhow.

This means no matter how large or small your scope of work requirements are, you will have peace of mind that our extensive range of pre-approved suppliers will deliver your project on time, on budget and to the agreed quality standards.

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Northern Procurement Alliance

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
- ✓ Flexibile 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 NPA'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 15 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.

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.

NPA 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.

> 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.

Dean Fazackerley
Head of Technical Procurement at LHC Procurement Group

LHCPG Social Value Commitment

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

NPA 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.

APPOINTED COMPANIES
ACROSS NORTH ENGLAND

axis

bell

M&J GROUP
CONSTRUCTION & ROOFING

mitie

casey
PRO-ENVIRONMENT

CLC
GROUP

RE:GEN
GROUP

SERCONTRACTOR
BUILT ON SATISFACTION

Everwarm
Part of the Sureserve Group

Gelder
EVERYTHING IN CONSTRUCTION
With a 'Can-Do' Attitude!

Trident

united
infrastructure

ian williams
Looking after Buildings

VINCI
FACILITIES

Wates

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 – Project Value Band 1 £0 - £500k

Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Gelder				✓

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

Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Gelder				✓
Ian Williams	✓	✓	✓	✓
P Casey & Co			✓	✓
RE:GEN North East	✓	✓	✓	
Ser contractor	✓	✓	✓	✓
United Living (South)			✓	✓
Wates Property Services	✓	✓	✓	✓

KITCHENS & BATHROOMS WITH ASSOCIATED WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

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

Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
P Casey & Co			✓	✓
RE:GEN North East	✓	✓	✓	
Ser contractor	✓	✓	✓	✓
Wates Property Services	✓	✓	✓	✓
United Living (South)			✓	✓

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

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Electrical Works - Project Value Band 1 £0 - £500k				
Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
CLC Contractors	✓	✓	✓	✓
Sureserve Energy Services UK	✓	✓	✓	✓

Electrical Works - Project Value Band 2 £500k plus				
Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
CLC Contractors	✓	✓	✓	✓
Sureserve Energy Services UK	✓	✓	✓	✓

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	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Gelder				✓
Ian Williams			✓	✓
Mitie Property Services (UK)	✓	✓	✓	✓
Ser contractor	✓	✓	✓	✓
Trident Maintenance Services	✓	✓	✓	✓
United Living (South)			✓	✓

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

Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Gelder				✓
Ian Williams			✓	✓
Mitie Property Services (UK)	✓	✓	✓	✓
Ser contractor	✓	✓	✓	✓
Trident Maintenance Services	✓	✓	✓	✓
United Living (South)			✓	✓

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	**Tees Valley and Durham - C1**	**Northumberland and Tyne & Wear - C2**	**North West England - D**	**Yorkshire and the Humber - E**
Axis Europe			✓	
CLC Contractors	✓	✓	✓	✓
Gelder				✓
Ian Williams	✓	✓	✓	✓
P Casey & Co			✓	✓
Ser contractor	✓	✓	✓	✓
United Living (South)			✓	✓
Wates Property 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:

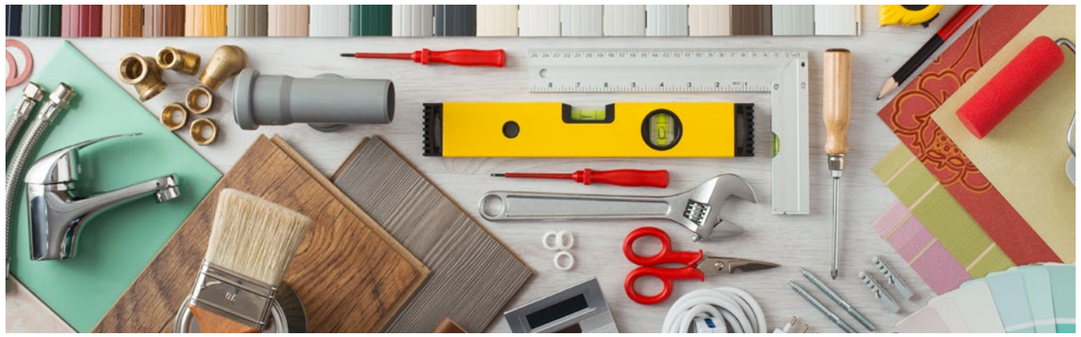
- Independent living adaptations
- Supply and renewal of heating & electric systems
- Mould prevention and protection
- Kitchens & bathroom replacement works
- External works
- Roofing
- Electrical install & rewiring
- Plumbing
- Painting & decorating
- Energy efficiency works and upgrades - Smart controls / 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	**Tees Valley and Durham - C1**	**Northumberland and Tyne & Wear - C2**	**North West England - D**	**Yorkshire and the Humber - E**
Gelder				✓
M&J Group	✓	✓	✓	✓



MULTI-DISCIPLINARY WORKS

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Multi-disciplinary Works - Project Value Band 2 £750k to £2.5m

Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Gelder				✓
Ian Williams	✓	✓	✓	✓
M&J Group	✓	✓	✓	✓
P Casey & Co			✓	✓
RE:GEN North East	✓	✓	✓	
Ser contractor	✓	✓		✓
Sureserve Energy Services UK	✓	✓	✓	✓
United Living (South)			✓	✓
VINCI Construction UK			✓	
Wates Property Services	✓	✓	✓	✓

Multi-disciplinary Works - Project Value Band 3 £2.5m plus

Appointed Companies	Tees Valley and Durham - C1	Northumberland and Tyne & Wear - C2	North West England - D	Yorkshire and the Humber - E
Axis Europe			✓	
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
P Casey & Co			✓	✓
RE:GEN North East	✓	✓	✓	
Ser contractor	✓	✓		✓
Sureserve Energy Services UK	✓	✓	✓	✓
United Living (South)			✓	✓
VINCI Construction UK			✓	
Wates Property Services	✓	✓	✓	✓

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.

Lot Specific Accreditations / Certification
Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are awarded to was required.

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 OPTION

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

NPA 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 NPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

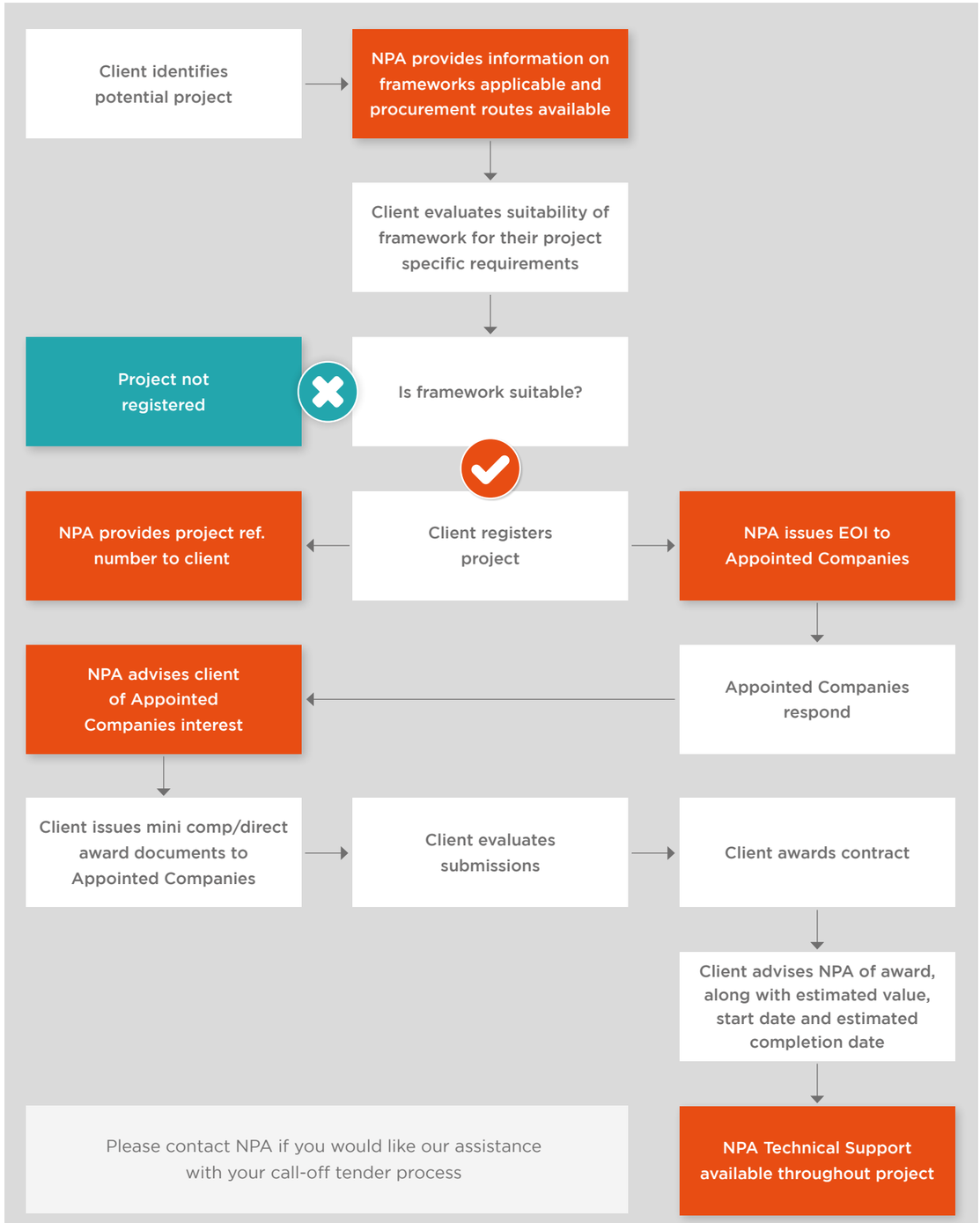
- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- Registered Charities
- Publicly Funded Schools
- Universities and Further Education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

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

GENERAL TERMS AND CONDITIONS

LHCPG uses the FAC-1 standard form of contract to manage our frameworks. The LHCPG 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 LHCPG 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



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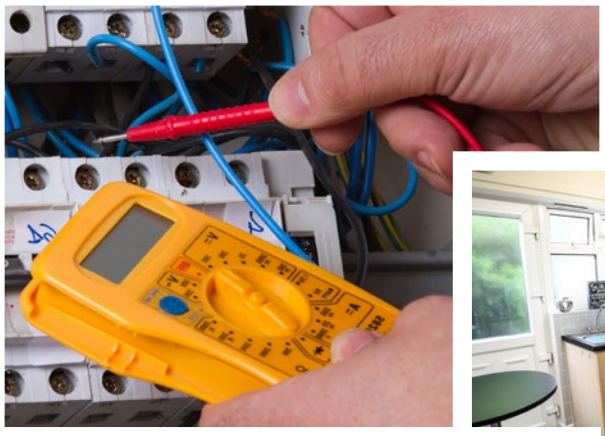

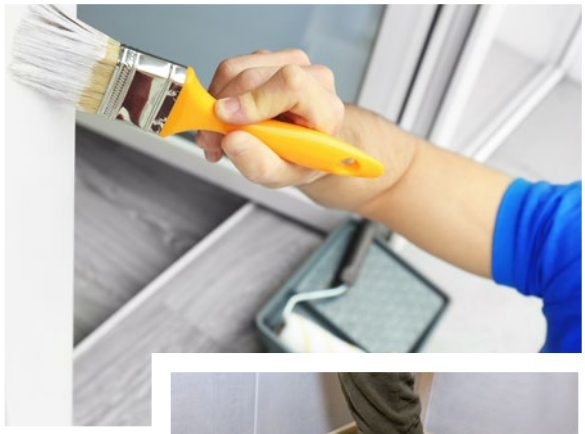

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