



NORTHERN
PROCUREMENT
ALLIANCE

PUBLIC BUILDINGS CONSTRUCTION AND INFRASTRUCTURE

1ST OCTOBER 2021 TO 30TH SEPTEMBER 2025

PB3 FRAMEWORK GUIDE



Constructing Excellence
Gold Standard Verified

Bond Bryan Architects

Improving lives and places
through quality procurement solutions

northernprocurement.org.uk

ABOUT THIS FRAMEWORK

This NPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the construction of new buildings, extensions and refurbishment of public buildings and infrastructure works including:

- > Education buildings
- > Healthcare buildings
- > Emergency services buildings such as fire stations, ambulance stations and police stations
- > Community buildings such as community centres and sports facilities
- > Offices and other buildings for social infrastructure
- > Residential properties when part of a mixed-use development
- > Conversion of commercial buildings for residential use
- > Delivery of student accommodation
- > Associated works that may be required to deliver the types of buildings above or other public buildings
- > Infrastructure works such as bridges, retaining walls, drainage, new roadways etc

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules. Places on the framework were awarded to 22 different suppliers in four workstreams and across 18 regional lots.

The term of the framework is from **1st October 2021 to 30th September 2025**. However, 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.

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.

Northern Procurement Alliance (NPA)

Leeds Office | Office 34, Pure Offices | Turnberry Park Road | Morley, Leeds | LS27 7LE

☎ 0113 824 6664

✉ info@northernprocurement.org.uk

 Northern Procurement Alliance

northernprocurement.org.uk

Bond Bryan Architects

WORKSTREAM OPTIONS

Workstream 1 - New Build only

Covers the provision of extensions and new build works construction projects with a value between £0 and £2 million.

This can also include the refurbishment of existing buildings where required as part of the new build project to interface with an existing building.

Where required associated infrastructure works can be included in a project but standalone infrastructure cannot be delivered through this workstream.

Project Value Band

£0 - £2 million

Workstream 3 - New Build and Refurbishment

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings with a project value of between £2 million and £7 million.

Where required, associated infrastructure works can be included in a project, but standalone Infrastructure cannot be delivered through this workstream.

Project Value Band

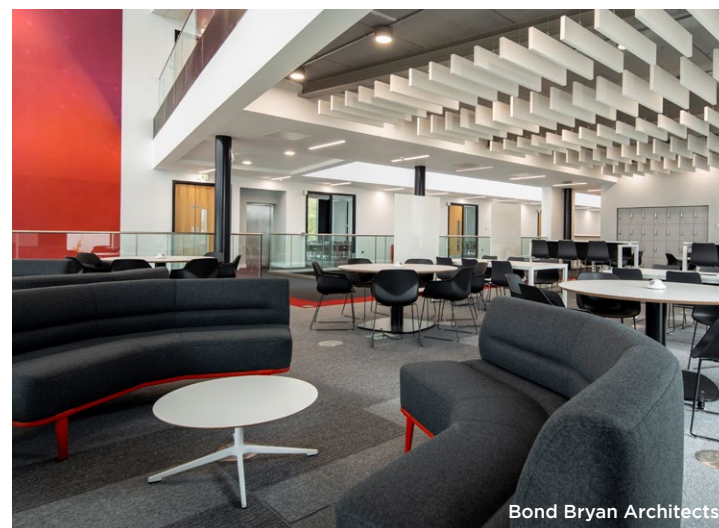
£2 million - £7 million

Workstream 2 - Refurbishment only

Covers the provision of specialist refurbishment works to existing building projects with a value of between £0 and £2 million.

Project Value Band

£0 - £2 million



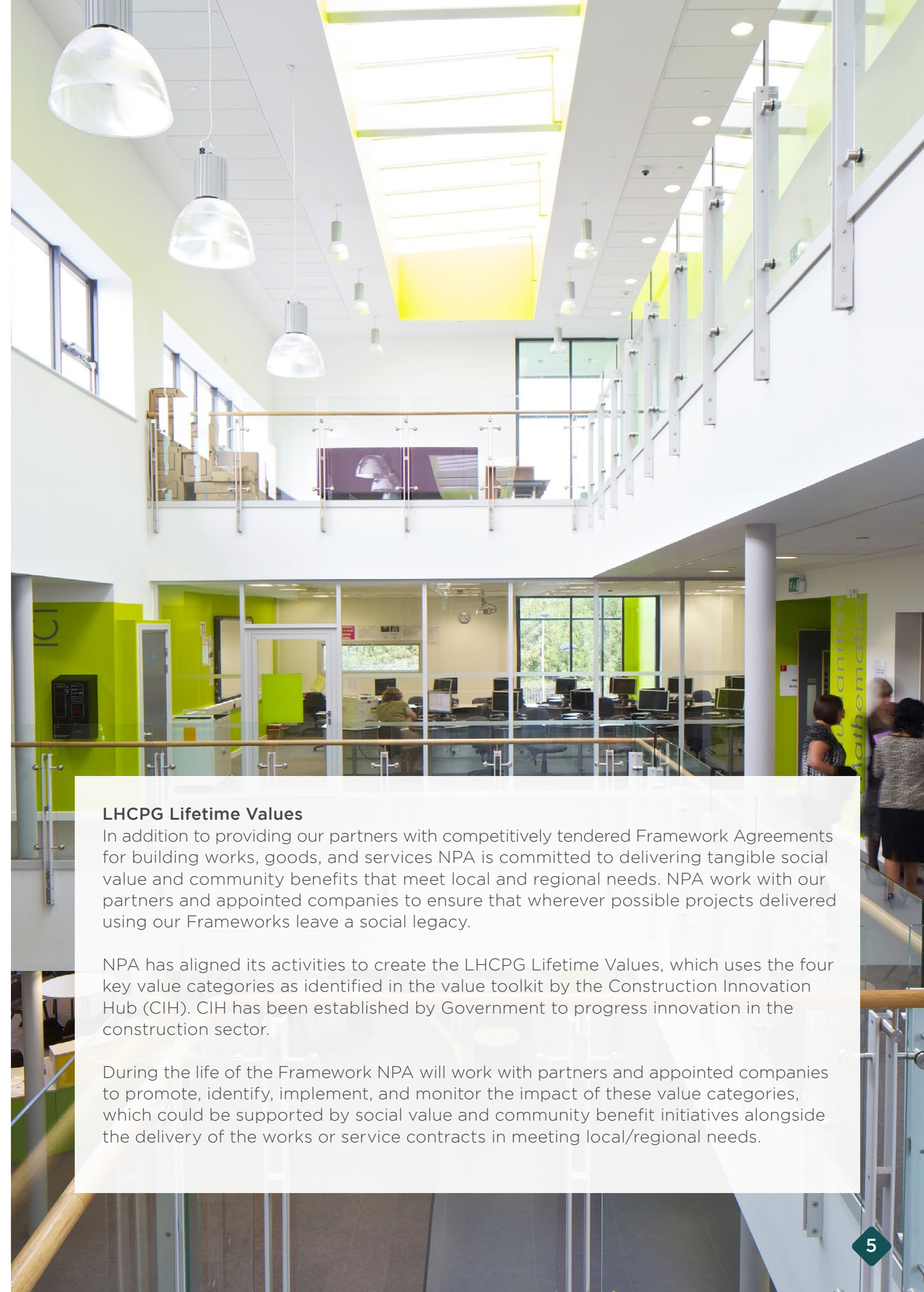
Workstream 4 - New Build, Refurbishment and Infrastructure

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings across three project value bands.

Additionally, this workstream is capable of delivering a variety of standalone infrastructure projects including flood prevention/mitigation, roadways, drainage, bridges, and more.

Project Value Bands

£7 million - £14 million
£14 million - £25 million
over £25 million



LHCPG Lifetime Values

In addition to providing our partners with competitively tendered Framework Agreements for building works, goods, and services NPA is committed to delivering tangible social value and community benefits that meet local and regional needs. NPA work with our partners and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

NPA has aligned its activities to create the LHCPG Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework NPA will work with partners and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.

APPOINTED COMPANIES NORTH ENGLAND



APPOINTED COMPANIES

NORTH ENGLAND

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m
E1 - East Yorkshire & Northern Lincolnshire					
Britcon (UK)	Britcon (UK)	Esh Construction	Esh Construction	Farrans	Farrans
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Robertson Group	Robertson Group	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Tolent Construction	Tolent Construction	Tilbury Douglas	Robertson Group	--	--
E2 - North Yorkshire					
Britcon (UK)	Britcon (UK)	Esh Construction	Esh Construction	Farrans	Farrans
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Robertson Group	Robertson Group	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Tolent Construction	Tolent Construction	Tilbury Douglas	Robertson Group	--	--
E3 - South Yorkshire					
Galliford Try	Galliford Try	Esh Construction	Esh Construction	Farrans	Farrans
Robertson Group	M & J Group	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Seddon	Robertson Group	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Stepnell	Seddon	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Tolent Construction	Stepnell	Stepnell	Robertson Group	--	--
--	Tolent Construction	Tilbury Douglas	--	--	--
E4 - West Yorkshire					
Galliford Try	Galliford Try	Esh Construction	Esh Construction	Farrans	Farrans
Modulek	J Greenwood	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Robertson Group	M & J Group	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Seddon	Robertson Group	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Tolent Construction	Seddon	Tilbury Douglas	Robertson Group	--	--
--	Tolent Construction	--	--	--	--

*LISTED ALPHABETICALLY

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m
D1 - Cumbria					
Galliford Try	Galliford Try	Eric Wright Group	Eric Wright Group	Farrans	Farrans
Krol Corlett	Krol Corlett	Galliford Try	Galliford Try	Kier Construction	Kier Construction
MC Construction	M & J Group	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Modulek	Robertson Group	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Robertson Group	Seddon	Seddon	Robertson Group	--	--
Seddon	--	Tilbury Douglas	Tilbury Douglas	--	--
D3 - Greater Manchester					
Galliford Try	Galliford Try	Eric Wright Group	Eric Wright Group	Farrans	Farrans
Krol Corlett	J Greenwood	Galliford Try	Galliford Try	Kier Construction	Kier Construction
MC Construction	Krol Corlett	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Modulek	M & J Group	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Robertson Group	Robertson Group	Seddon	Robertson Group		
Seddon	Seddon	Tilbury Douglas	Tilbury Douglas		
D4 - Lancashire					
Galliford Try	Galliford Try	Eric Wright Group	Eric Wright Group	Farrans	Farrans
Krol Corlett	J Greenwood	Galliford Try	Galliford Try	Kier Construction	Kier Construction
MC Construction	Krol Corlett	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Modulek	M & J Group	Robertson Group	Morgan Sindall	Willmott Dixon	Willmott Dixon
Robertson Group	Robertson Group	Seddon	Robertson Group	--	--
Seddon	Seddon	Tilbury Douglas	Tilbury Douglas	--	--
D6 - Cheshire					
Galliford Try	Galliford Try	Eric Wright Group	Eric Wright Group	Farrans	Farrans
MC Construction	J Greenwood	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Read Construction	Read Construction	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Robertson Group	Robertson Group	Read Construction	Morgan Sindall	Willmott Dixon	Willmott Dixon
Seddon	Seddon	Robertson Group	Robertson Group	--	--
--	--	Seddon	Tilbury Douglas	--	--
--	--	Tilbury Douglas	--	--	--

*LISTED ALPHABETICALLY

APPOINTED COMPANIES

NORTH ENGLAND

Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m
D7 - Merseyside					
Galliford Try	Galliford Try	Eric Wright Group	Eric Wright Group	Farrans	Farrans
MC Construction	J Greenwood	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Read Construction	Read Construction	Henry Brothers	Kier Construction	Morgan Sindall	Morgan Sindall
Robertson Group	Robertson Group	Read Construction	Morgan Sindall	Willmott Dixon	Willmott Dixon
Seddon	Seddon	Robertson Group	Robertson Group	--	--
--	--	Seddon	Tilbury Douglas	--	--
--	--	Tilbury Douglas	--	--	--
C1 - Tees Valley & Durham					
Aura Newcastle	Aura Newcastle	Esh Construction	Esh Construction	Farrans	Farrans
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Robertson Group	Kier Construction	Morgan Sindall	Morgan Sindall
Robertson Group	Robertson Group	Tilbury Douglas	Morgan Sindall	Willmott Dixon	Willmott Dixon
Tolent Construction	Tolent Construction	Tolent Construction	Robertson Group	--	--
C2 - Northumberland & Tyne & Wear					
Aura Newcastle	Aura Newcastle	Esh Construction	Esh Construction	Farrans	Farrans
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Maxi Construction	M & J Group	Robertson Group	Kier Construction	Morgan Sindall	Morgan Sindall
Modulek	Maxi Construction	Tilbury Douglas	Morgan Sindall	Willmott Dixon	Willmott Dixon
Tolent Construction	Tolent Construction	Tolent Construction	Robertson Group	--	--

*LISTED ALPHABETICALLY

APPOINTED COMPANIES

REGIONAL COVERAGE

Areas across North England

- C

North East

C1 - Tees Valley and Durham

C2 - Northumberland and Tyne & Wear
- D

North West

D1 - Cumbria

D3 - Greater Manchester

D4 - Lancashire

D6 - Cheshire

D7 - Merseyside
- E

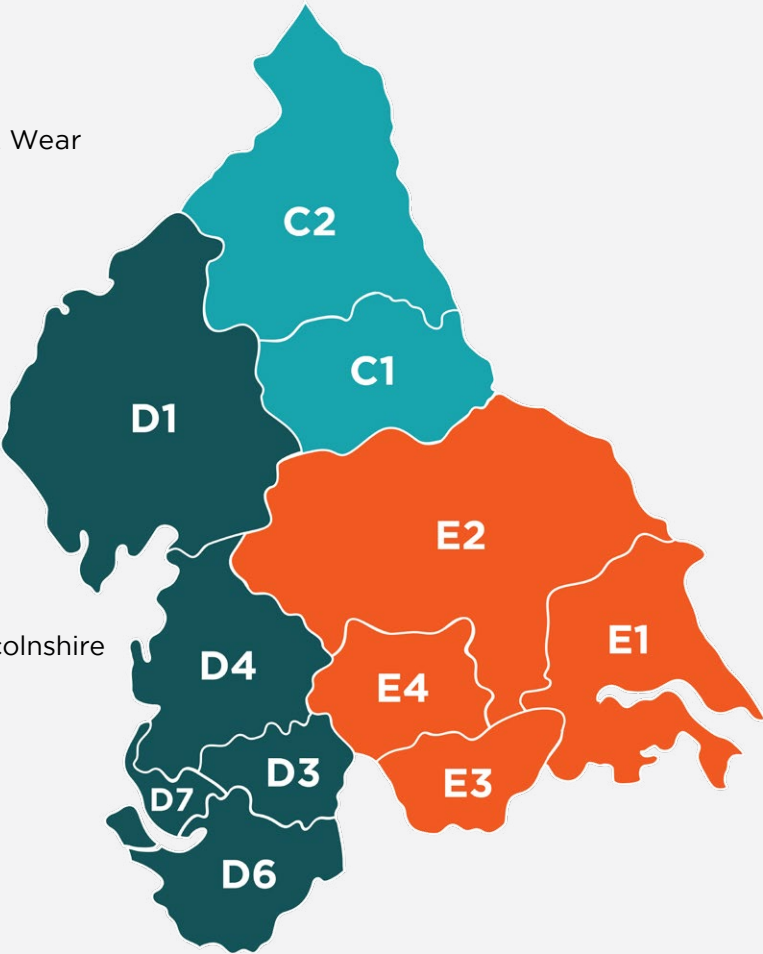
Yorkshire and Humber

E1 - East Yorkshire & Northern Lincolnshire

E2 - North Yorkshire

E3 - South Yorkshire

E4 - West Yorkshire



EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of these checks were assessed on a pass/fail basis.

In addition to the financial stability assessment, the minimum annual turnover requirement for each value band is as follows:

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Minimum average turnover (over the past 3 years)	£2,000,000	£5,000,000	£25,000,000	£50,000,000	£100,000,000

Accreditations and Certifications

Applicants must provide evidence they have in place the relevant health and safety, environmental, equality and quality systems listed below to be considered eligible for the Framework.

Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

Compliance with Equality Act 2010

Applicants were required to evidence through several confirmatory statements that they are compliant with the Equality Act 2010 and have robust measures in place to promote equality and diversity within their organisation.

Minimum Insurance Cover

Throughout the duration of the framework, applicants are required to have the minimum levels of insurance to be considered as set out in the table below.

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Employer's Liability Insurance	£5,000,000	£5,000,000	£10,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
Professional Indemnity Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000

Quality 75%

General Quality Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	20%

Workstream Specific Technical Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	40%

Regional Capability Questions

Regional capability and social value	15%
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Applicable to workstream 2

Scenario Refurbishment	10%
Refurbishment Management Fees	15%

Applicable to workstream 3

Scenario New Build	5%
Scenario Refurbishment	5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%

Price 25%

Applicable to workstream 1

Scenario New Build	5%
New Build Management Fees	10%
New Build Management Fees for Public Buildings not listed in schedule of rates	10%

Applicable to workstream 4

Scenario New Build	2.5%
Scenario Refurbishment	2.5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%
Infrastructure Management Fees	5%

CALL-OFF AWARD OPTIONS

The Framework allows clients 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 client.

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. These include:

- > 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/

Accessing the Framework

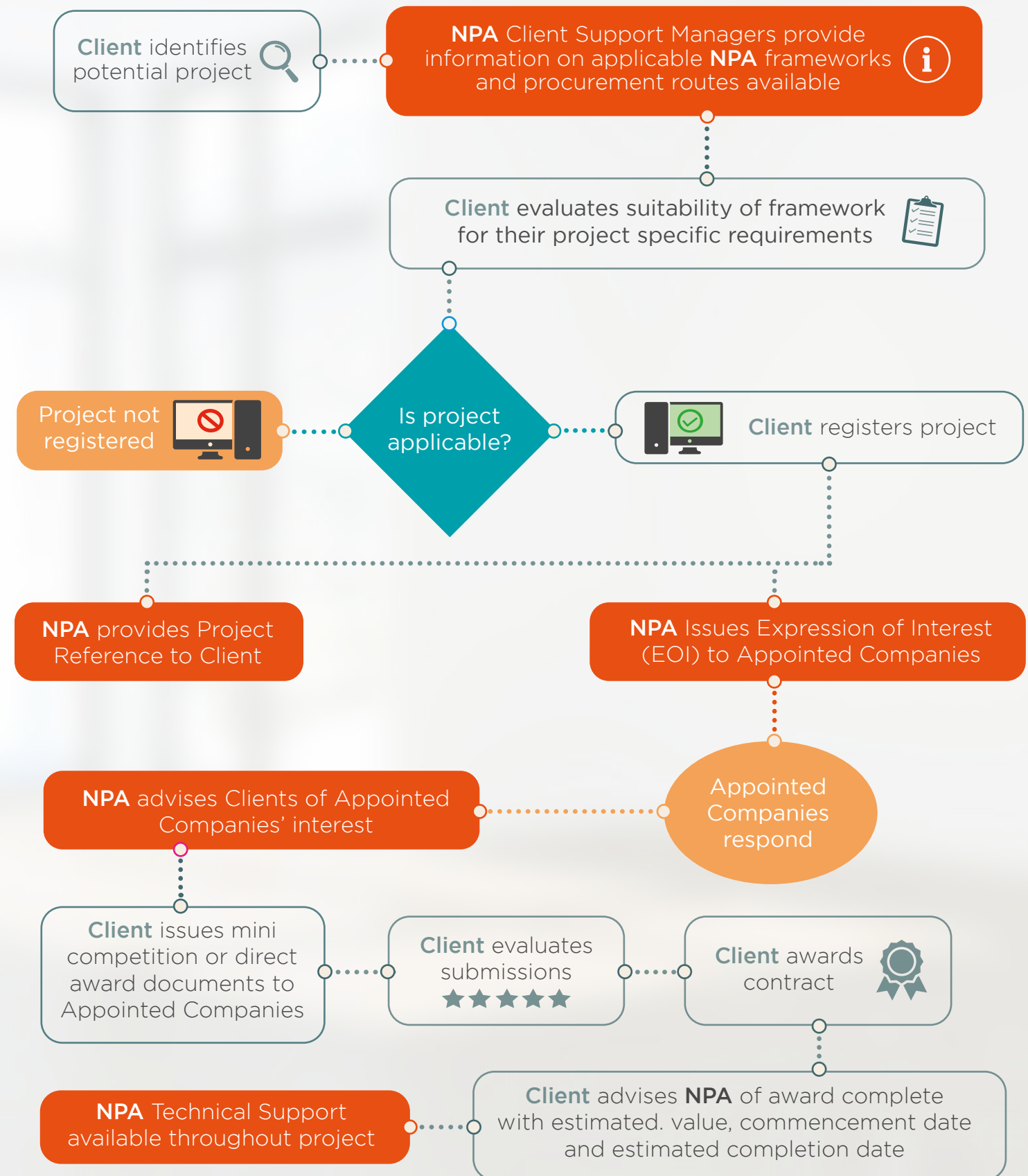
Companies appointed to NPA frameworks are required to pay a small percentage ('the levy') of the total value of every invoice submitted to clients and to submit quotations to clients that are inclusive of the levy. There are no access fees in order to browse our frameworks. As a not-for-profit organisation, NPA returns surplus levy income to our clients to support social value initiatives in the local communities they serve.

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





 0113 824 6664

 www.northernprocurement.org.uk

 info@northernprocurement.org.uk

 Northern Procurement Alliance

In association with:

LHC
PROCUREMENT GROUP