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# **A Not-for-Profit procurement solution investing in social value and the community**

FOR SOCIAL HOUSING PROVIDERS,  
CONTRACTORS AND SUPPLIERS

# Welcome to Frameworkx

A brand-new framework is now available across the UK, with the aim of offering a unique and innovative solution for social housing providers, contractors and suppliers who have a shared commitment to investing in social value and the communities in which they work.



# WHO ARE FRAMEWORX?

Launched in association with the National Housing Maintenance Forum, Frameworkx is a Not-for-Profit organisation, offering something new, including a competitive maximum fee of 1.5%, an established and engaged supply chain, and investment in initiatives including social value, training and benchmarking.

## Benefits for Members

- ✓ Aligned with M3NHF Schedule of Rates
- ✓ All surpluses will be invested in social value, sustainability, innovation, research and training
- ✓ Supplier benchmarking, monitoring and sharing best practice
- ✓ Not-for-profit organisation
- ✓ Highly competitive maximum fee 1.5%

## NHMF (NPC) Limited is a contracting authority

In order to set up framework agreements that registered providers, local authorities and other housing providers that are themselves contracting authorities can use for their own compliance with the public procurement rules, NHMF (NPC) Limited (“**NPC**”) must be a “central purchasing body”. To be a “central purchasing body” NPC must itself be a “contracting authority”. This is set out in the definition of “central purchasing body” under Regulation 2 of The Public Contracts Regulations 2015 (“**PCR 2015**”).

Under PCR 2015 (also in Regulation 2 PCR 2015) the definition of “contracting authority” includes “associations formed by one or more contracting authorities”.

NPC was formed by registered providers of social housing, all of which are themselves contracting authorities (and subscribers to the NHF Schedule of Rates).

NPC is set up as a company limited by guarantee, which is the usual form for a not-for-profit organisation. Its governing document (Articles of Association) states that it is “an association of contracting authorities”. The requirement that NPC meets needs in the general public interest is written into that governing document. Membership of NPC is restricted membership to contracting authorities. Article 25.2 of its Articles of Association state that no organisation or person may be admitted as a Member of NPC unless they are a contracting authority under PCR 2015. This ensures that its status as “an association of contracting authorities” continues when new Members are admitted.

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## Frameworks

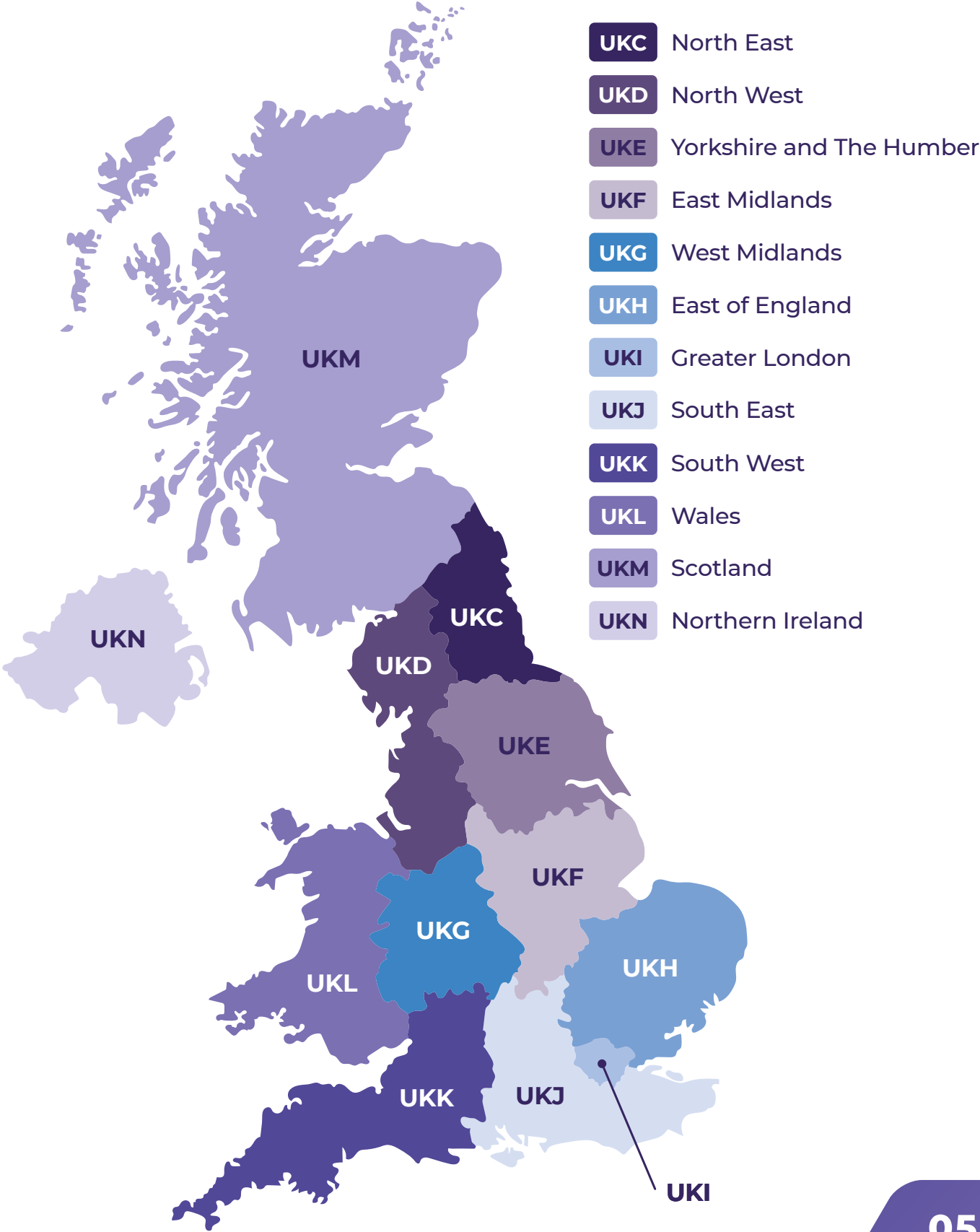
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# REGIONS

The Frameworks are national covering England, Wales, Scotland and Northern Ireland with the ability to operate in specific geographical regions. Details of which contractors are appointed to work in each area is detailed in the individual framework pages.



# Framework Agreements



## Framework Agreement:

# ENERGY CONSULTANCY SERVICES



## Contract Details

**Reference:** NPC1501

**Estimated total value excluding VAT:** £32,000,000

**Duration:** 48 months

**Main CPV code:** 71631000 - Technical inspection services

**Framework Live:** 1st December 2022

## Framework Workstream

There are two frameworks for Energy Consultancy Services, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

**1A & 1B** Domestic Energy Assessors

**2A & 2B** Non-Domestic Energy Assessors

**3A & 3B** PAS 2035 Retrofit Consultants

(Advisers, Assessors, Co-ordinators, Design Consultants and Evaluators)

## Awarded Providers

| CONTRACTOR   | REGIONS   | 1 | 2 | 3 |
|--|---|---|---|---|
| <b>Energy &amp; Compliance Technology Ltd</b><br>T/A Compliance365 | ALL   | ✓ | ✓ |   |
| <b>Keegans Ltd</b>   | UKD, UKF, UKG, UKI, UKJ                               |   |   | ✓ |
| <b>Parcor Ltd</b>  | ALL   | ✓ |   | ✓ |
| <b>Pellings LLP</b>  | UKD, UKF, UKG, UKI, UKJ                               | ✓ | ✓ | ✓ |
| <b>Pennington Choices Limited</b>                                  | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ |   |
| <b>Pennington Choices Limited</b>                                  | ALL   |   |   | ✓ |
| <b>Rand Associates Consultancy Services Ltd</b>                    | ALL   | ✓ | ✓ | ✓ |
| <b>Ridge and Partners LLP</b>                                      | UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK                |   |   | ✓ |
| <b>Value Optimised Retrofit Ltd</b>                                | UKF, UKG, UKH, UKI, UKJ, UKK, UKL                     | ✓ |   | ✓ |

## Framework Agreement:

# ASSET MANAGEMENT CONSULTANCY SERVICES



## Contract Details

**Reference:** NPC1528

**Estimated total value excluding VAT:** £20,000,000

**Duration:** 48 months

**Main CPV code:** 71631000 - Technical inspection services

**Framework Live:** 1st December 2022

## Framework Workstream

There are two frameworks for Asset Management Consultancy, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

**1A & 1B** Stock Condition Surveys: Domestic

**2A & 2B** Stock Condition Surveys: Non-Domestic

**3A & 3B** Asset Management Services

## Awarded Providers

| CONTRACTOR                               | REGIONS   | 1 | 2 | 3 |
|--|---|---|---|---|
| Faithorn Farrell Timms LLP               | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKN | ✓ | ✓ | ✓ |
| MLCS3 Limited                            | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL      | ✓ |   |   |
| Pellings LLP                             | UKD, UKF, UKG, UKI, UKJ                               | ✓ | ✓ | ✓ |
| Pennington Choices Limited               | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ |   | ✓ |
| Rand Associates Consultancy Services Ltd | ALL   | ✓ | ✓ | ✓ |
| Rapleys LLP                              | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ |   |   |
| Ridge and Partners LLP                   | ALL   | ✓ |   | ✓ |



## Framework Agreement:

# COMPLIANCE CONSULTANCY SERVICES



## Tranche 1: Contract Details

**Reference:** NPC1507

**Estimated total value excluding VAT:** £20,000,000

**Duration:** 48 months

**Main CPV code:** 71631000 - Technical inspection services

**Framework Live:** 1st December 2022

## Framework Workstream

Under Compliance Consultancy Services Tranche 1 there are two frameworks, one for Direct Awards and one for Mini-Competitions, which is broken down into separate workstreams:

**1A & 1B** Gas Audit Services

**2A & 2B** Electrical Audit Services

## Awarded Providers

| CONTRACTOR                 | REGIONS   | 1 | 2 |
|----------------------------|---|---|---|
| CORGI Technical Services   | ALL   | ✓ | ✓ |
| Morgan Lambert             | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ |
| Pennington Choices Limited | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ |

Framework Agreement:

# COMPLIANCE CONSULTANCY SERVICES



## Tranche 2: Contract Details

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**Reference:** NPC1513

**Estimated total value excluding VAT:** £20,000,000

**Duration:** 48 months

**Main CPV code:** 71631000 - Technical inspection services

**Framework Live:** 1st December 2022

### Framework Workstream

Under Tranche 2 of Compliance Consultancy Service there are two frameworks, one for Direct Awards and one for Mini-Competitions, which is broken down into 4 workstreams:

**1A & 1B** Fire Safety Audit Services

**2A & 2B** Water Hygiene Audit Services

**3A & 3B** Asbestos Audit Services

**4A & 4B** Lift and Disabled Lifting Equipment Audit Services

# Awarded Providers

| CONTRACTOR                                 | REGIONS   | 1 | 2 | 3 | 4 |
|--|---|---|---|---|---|
| Allium Environmental Limited               | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL      |   |   | ✓ |   |
| Butler & Young Lift Consultants Limited    | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   |   |   | ✓ |
| Enquin Environmental Ltd                   | UKG, UKJ, UKK, UKL                                    |   |   | ✓ |   |
| Envirocure Limited                         | UKG, UKH, UKI, UKJ, UKM                               |   | ✓ |   |   |
| HSB Engineering Insurance Services Limited | ALL   |   |   |   | ✓ |
| HSL Compliance Limited                     | ALL   |   | ✓ |   |   |
| Integrated Water Services Ltd              | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   |   |
| Severn Trent Services Operations UK Ltd    | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   |   |
| Storm Tempest Ltd                          | UKC, UKD, UKE, UKG                                    | ✓ |   |   |   |
| Tersus Consultancy Limited                 | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL      | ✓ |   | ✓ |   |
| Tersus Consultancy Limited                 | ALL   |   |   | ✓ |   |
| Urban Environments Limited                 | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK           |   | ✓ |   |   |

Framework Agreement:

# RESPONSIVE MAINTENANCE



## Contract Details

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**Reference:** NPC1601

**Estimated total value excluding VAT:** £300,000,000

**Duration:** 48 months

**Main CPV code:** 45400000 - Building completion work

**Framework Live:** 24th January 2023

## Framework Workstream

There are two frameworks for Responsive Maintenance and Void Property Works, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

**1A & 1B** Responsive Maintenance

**2A & 2B** Void Property Works

**3A & 3B** Responsive Maintenance and Void Property Works

# Awarded Providers

| CONTRACTOR  | REGIONS   | 1 | 2 | 3 |
|---|---|---|---|---|
| <b>Axis Europe Plc</b>                              | UKD, UKF, UKG, UKH, UKI, UKJ                          | ✓ | ✓ | ✓ |
| <b>Bell Decorating Group Limited</b>                | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ | ✓ |
| <b>Breyer Group Plc</b>                             | UKH, UKI, UKJ   | ✓ | ✓ | ✓ |
| <b>Chigwell London Ltd</b>                          | UKH, UKI, UKJ   | ✓ | ✓ | ✓ |
| <b>CLC Contractors Limited</b>                      | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   |
| <b>CTS</b>  | UKL, UKN  | ✓ | ✓ | ✓ |
| <b>Etec Contract Services Ltd</b>                   | UKH, UKI, UKJ   |   | ✓ |   |
| <b>Ian Williams Limited</b>                         | UKC, UKD, UKE, UKF, UKG, UKH, UKJ, UKK                | ✓ | ✓ | ✓ |
| <b>Purdy Contracts Ltd</b>                          | UKH, UKI  | ✓ | ✓ | ✓ |
| <b>LCB Group Ltd</b>                                | UKI, UKJ, UKK, UKL                                    | ✓ | ✓ | ✓ |
| <b>City West Works Ltd</b><br>T/A Liberty Group     | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ | ✓ |
| <b>MCP Property Services Ltd</b>                    | UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK                | ✓ | ✓ | ✓ |
| <b>MD Building Services Limited</b><br>T/A MD Group | UKK   | ✓ | ✓ | ✓ |
| <b>Novus Property Solutions Limited</b>             | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ | ✓ |
| <b>Pilon Ltd</b>                                    | UKF, UKG, UKH, UKI, UKJ                               |   | ✓ |   |
| <b>Prestige Domestic Property Maintenance Ltd</b>   | UKH, UKI  |   | ✓ |   |
| <b>R&amp;M Williams Limited</b>                     | UKK, UKL  |   | ✓ |   |
| <b>United Living (South) Limited</b>                | UKE, UKF, UKG, UKH, UKI, UKJ                          | ✓ | ✓ | ✓ |
| <b>Wates Property Services Limited</b>              | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL      | ✓ | ✓ | ✓ |

Framework Agreement:

# PLANNED MAINTENANCE



## Contract Details

**Reference:** NPC2001

**Duration:** 48 months

**Estimated total value excluding VAT:** £850,000,000

**Main CPV code:** 45400000 - Building completion work

**Framework Live:**

24th January 2023 (Lots 1, 2, 3, 4 and 6)

1st March 2023 (Lot 5)

## Framework Workstream

There are two frameworks for Planned Maintenance, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 6 workstreams:

- 1A & 1B** Planned Maintenance: External and Communal Works
- 2A & 2B** Planned Maintenance: Internal Works
- 3A & 3B** Planned Maintenance: External, Communal and Internal Works
- 4A & 4B** Cyclical Redecoration and Pre-Decoration Repairs
- 5A & 5B** Net Zero Carbon Works
- 6A & 6B** Passive Fire Safety Works

# Awarded Providers

| CONTRACTOR  | REGIONS   | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| <b>AD Construction Group</b><br>(Architectural Decorators Ltd)              | UKH, UKI, UKJ   | ✓ |   | ✓ | ✓ | ✓ | ✓ |
| <b>Bell Decorating Group Ltd</b>  | ALL   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Checkmate Fire Solutions Ltd</b>   | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   |   |   |   |   | ✓ |
| <b>Chigwell (London) Ltd</b>  | UKH, UKI, UKJ   |   | ✓ |   |   |   |   |
| <b>CLC Contractors Limited</b>  | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>CTS</b>  | UKN   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Diamond Fire Safety Limited</b><br>a division of Diamond Build Group PLC | UKI, UKJ  |   |   |   |   |   | ✓ |
| <b>Guildmore Ltd</b>  | UKH, UKI, UKJ   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Harmony Fire Ltd</b>   | ALL   |   |   |   |   |   | ✓ |
| <b>Ian Williams Limited</b>   | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL      | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Cardo Group Ltd</b><br>T/A LCB Group Ltd                                 | UKK,UKL   | ✓ |   | ✓ | ✓ | ✓ |   |
| <b>Cardo Group Ltd</b><br>T/A Osborne Property Services Ltd                 | UKI,UKJ   | ✓ |   | ✓ | ✓ | ✓ |   |
| <b>The LE Group LLP</b>   | ALL   |   |   |   |   |   | ✓ |
| <b>MD Building Services Ltd</b><br>T/A MD Group                             | UKK   | ✓ | ✓ | ✓ |   | ✓ | ✓ |
| <b>Michael Donaghy (P&amp;D) Ltd</b>  | UKN   | ✓ |   |   | ✓ |   |   |
| <b>Milestone Contracting Limited</b>  | UKH, UKI, UKJ   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Novus Property Solutions Limited</b>                                     | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Passive Fire Safety Solutions</b>  | UKJ, UKK  |   |   |   |   |   | ✓ |
| <b>Pilon Ltd</b>  | UKH, UKI, UKJ   |   | ✓ |   |   |   |   |
| <b>PK Murphy Construction Limited</b>                                       | UKN   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Purdy Contracts Ltd</b>  | UKH, UKI, UKJ   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Saltash Enterprises Ltd</b>  | UKI   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Trail Group Ltd</b>  | UKG, UKI, UKJ   |   |   |   |   |   | ✓ |
| <b>TSG Building Services plc</b>  | UKH, UKI, UKJ   |   | ✓ |   |   | ✓ |   |
| <b>United Living (South) Limited</b>  | UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK                | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Ventro Ltd</b>   | ALL   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <b>Vinci Construction UK Ltd</b><br>T/A Vinci Facilities                    | UKD, UKF, UKG, UKH, UKI, UKJ, UKK, UKL                | ✓ | ✓ | ✓ |   | ✓ |   |
| <b>Wates Property Services Limited</b>                                      | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL      | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Framework Agreement:

# HEATING SERVICES



## Contract Details

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**Reference:** NPC6001

**Duration:** 48 months

**Estimated total value excluding VAT:** £600,000,000

**Main CPV code:**  
50720000 - Repair and maintenance services of central heating

**Framework Live:**  
14th August 2023

## Framework Workstream

There are two frameworks for Heating Services, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

**1A & 1B**

**Domestic Heating Appliances and Installations Servicing, Maintenance and Installations**

**2A & 2B**

**Commercial/Communal Heating Appliances and Installations Servicing, Maintenance and Installations**

**3A & 3B**

**Microgeneration Appliances and Installations Servicing, Maintenance and Installations**



## Awarded Providers

| CONTRACTOR                            | REGIONS   | 1 | 2 | 3 |
|---------------------------------------|---|---|---|---|
| ATS Gas Services Ltd                  | ALL   | ✓ |   |   |
| ATS Gas Services Ltd                  | UKN   |   | ✓ | ✓ |
| Aaron Services Limited                | UKF, UKH, UKJ   | ✓ |   |   |
| Aaron Services Limited                | UKF, UKG, UKH, UKJ                                    |   | ✓ | ✓ |
| Axis Europe plc                       | UKF, UKG, UKH, UKI, UKJ                               | ✓ | ✓ | ✓ |
| BRB Electrical Ltd                    | UKM   | ✓ |   |   |
| BSW Heating Ltd                       | UKH, UKI, UKJ   | ✓ | ✓ |   |
| CTS                                   | UKN   | ✓ | ✓ | ✓ |
| Gas Call Services Ltd                 | UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKM                | ✓ |   |   |
| H&A Mechanical Services Ltd           | UKN   | ✓ |   | ✓ |
| Purdy Contracts Ltd                   | UKF, UKH, UKI, UKJ                                    | ✓ |   |   |
| Robert Heath Heating Limited          | ALL   | ✓ |   | ✓ |
| SSE Airtricity Energy Services NI Ltd | UKN   | ✓ | ✓ | ✓ |
| Sure Maintenance Ltd                  | UKE, UKG, UKK, UKL                                    | ✓ |   |   |
| Switch2 Energy Limited                | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   |
| T Brown Group Ltd                     | UKG, UKI, UKJ, UKL                                    | ✓ | ✓ |   |
| TSG Building Services plc             | UKH, UKI, UKJ   | ✓ | ✓ |   |
| ThermoServ Ltd                        | UKF, UKG, UKH, UKI, UKJ                               | ✓ |   |   |

## Framework Agreement:

# MATERIALS SUPPLY



## Contract Details

Reference: NPC3001

Estimated total value excluding VAT: £500,000,000

Duration: 48 months

Main CPV code: 44111000 - Building materials

Framework Live: 1st March 2023

## Framework Workstream

Under Material Supply there are two frameworks, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 4 workstreams:

**1A & 1B** All materials

**2A & 2B** Plumbing and Heating Materials

**3A & 3B** Electrical Materials

**4A & 4B** Decorating Materials

## Awarded Providers

| CONTRACTOR   | REGIONS  | 1 | 2 | 3 | 4 |
|--|--|---|---|---|---|
| <b>Bradfords Building Supplies Limited</b>                       | UKG, UKK   | ✓ | ✓ |   | ✓ |
| <b>C Brewer &amp; Sons Ltd</b><br>T/A Brewers Decorating Centres | UKC, UKD, UKE, UKF, UKG,<br>UKH, UKI, UKJ, UKK, UKL      |   |   |   | ✓ |
| <b>Huws Gray Ltd</b>   | UKC, UKD, UKE, UKF, UKG,<br>UKH, UKI, UKJ, UKK, UKL, UKM | ✓ | ✓ | ✓ | ✓ |
| <b>Powred Heating Components Ltd</b>                             | ALL  |   | ✓ |   |   |
| <b>Rexel UK Limited</b>  | ALL  |   |   | ✓ |   |
| <b>Stark Group</b><br>T/A Jewsons                                | ALL  | ✓ | ✓ | ✓ | ✓ |
| <b>Travis Perkins Trading Company</b>                            | ALL  | ✓ |   |   |   |
| <b>UK Plumbing Supplies Ltd</b>                                  | UKC, UKD, UKE, UKF, UKG,<br>UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   |   |

## Framework Agreement:

# ESTATE SERVICES



## Contract Details

**Reference:** NPC7001

**Estimated total value excluding VAT:** £900,000,000

**Duration:** 48 months

**Main CPV code:** 79993100 – Facilities Management Services

**Framework Live:** 1st December 2023

## Framework Workstream

Under Estate Services, there are two frameworks, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 5 workstreams:

**1A & 1B** Grounds Maintenance

**2A & 2B** Building and Window Cleaning

**3A & 3B** Sewage and Drainage Works

**4A & 4B** Estate Improvements

**5A & 5B** EV Charging Facilities

## Awarded Providers

| CONTRACTOR                         | REGIONS                                     | 1 | 2 | 3 | 4 | 5 |
|------------------------------------|---|---|---|---|---|---|
| Accuro Environmental Limited       | UKH, UKI, UKJ                               | ✓ | ✓ |   |   |   |
| P Casey (Land Reclamation) Limited | UKD, UKE, UKF                               |   |   |   | ✓ |   |
| CCR Property Services Ltd          | UKH, UKI, UKJ                               |   |   | ✓ |   |   |
| CLC Contractors Limited            | UKC, UKD, UKE, UKF, UKG, UKH, UKJ, UKK, UKL |   |   |   | ✓ | ✓ |
| Metro Rod Ltd                      | ALL   |   |   | ✓ |   |   |
| Rescue Rod Limited                 | UKI, UKJ, UKK                               |   |   | ✓ |   |   |

Framework Agreement:

# COMMUNAL MECHANICAL AND ELECTRICAL



## Contract Details

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**Reference:** NPC8001

**Estimated total value excluding VAT:** £900,000,000

**Duration:** 48 months

**Main CPV code:** 71315000 - Building services

**Framework Live:** 23rd January 2024

## Framework Workstream

Under Communal Mechanical and Electrical, there are two frameworks, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 6 workstreams:

- 1A & 1B** Security, Access and Life Support Systems
- 2A & 2B** Active Fire Prevention/Detection
- 3A & 3B** Lifts and Disability Lifting Equipment
- 4A & 4B** Sprinkler Installations
- 5A & 5B** Landlords Electrical Installations
- 6A & 6B** Water Hygiene and Installations Maintenance

# Awarded Providers

| CONTRACTOR                           | REGIONS   | 1 | 2 | 3 | 4 | 5 | 6 |
|--------------------------------------|---|---|---|---|---|---|---|
| Dalkia Scotshield Limited            | UKD, UKM, UKN   |   | ✓ |   |   |   |   |
| Harmony Fire Limited                 | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   |   |   |   |
| Harmony Fire Limited                 | ALL   |   |   |   | ✓ |   |   |
| HCS Water Treatment                  | ALL   |   |   |   |   |   | ✓ |
| Lift and Engineering Services Ltd    | UKF, UKG, UKH, UKI, UKJ                               |   |   | ✓ |   |   |   |
| Pilon Ltd                            | UKF, UKH, UKI, UKJ, UKK                               |   |   |   |   | ✓ |   |
| Precision Lift Services Ltd          | ALL   |   |   | ✓ |   |   |   |
| RJ Lifts Group Limited               | ALL   |   |   | ✓ |   |   |   |
| Rock Compliance Limited              | ALL   |   |   |   |   |   | ✓ |
| Specialised Electrical Solutions Ltd | UKI, UKJ  |   |   |   |   | ✓ |   |
| Specialist Lift Services Limited     | UKF, UKG, UKH, UKI, UKJ, UKK                          |   |   | ✓ |   |   |   |
| TSG Building Services Plc            | UKH, UKI, UKJ   |   |   |   |   | ✓ |   |
| Ventro Group                         | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM |   | ✓ |   | ✓ |   |   |

## Framework Agreement:

# DISABILITY ADAPTATIONS



## Contract Details

**Reference:** NPC9001

**Estimated total value excluding VAT:** £300,000,000

**Duration:** 48 months

**Main CPV code:** 45000000 - Construction work

**Framework Live:** 23rd January 2024

## Framework Workstream

Under Disability Adaptations, there are two frameworks, one for Direct Award and one for Mini-Competition, covering the following workstreams:

**1A & 1B** [Minor & Major Disability Adaptations](#)

## The works may include the following:

- > Conversion of bathrooms into Shower Rooms and Wet Rooms
- > Conversion of Kitchens to aid disability
- > Installation of sanitary fittings to aid disability
- > Installations of ramps to aid access
- > Installation of grab rails and other aids
- > Installation of stairlifts, through floor lifts and ceiling and bath hoists
- > Construction of extensions
- > Construction of hardstandings and storage facilities for mobility scooters
- > Installation of automatic wc's and bidets
- > Modification of dwellings to accommodate wheelchair access
- > Provision of Occupational Therapist Services

The works are mostly funded by Disability Facility Grants and self funding from Social Housing Providers.

# Awarded Providers

| CONTRACTOR                                   | REGIONS  | 1 |
|--|--|---|
| Advanced Building & Maintenance Services Ltd | UKH, UKI, UKJ, UKK                               | ✓ |
| ATS Gas Services Ltd                         | UKN  | ✓ |
| CLC Contractors Limited                      | UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL | ✓ |
| EffectAble Construction Services Ltd         | UKI  | ✓ |
| LCB Group Ltd                                | UKK, UKL   | ✓ |
| Pilon Ltd                                    | UKF, UKG, UKH, UKI, UKJ                          | ✓ |
| R&M Williams Ltd                             | UKL  | ✓ |
| Saltash Enterprises Ltd                      | UKI, UKJ   | ✓ |
| T Brown Group Ltd                            | UKI, UKJ   | ✓ |
| Urban Construction Management Ltd            | UKI, UKJ   | ✓ |

# New Framework Agreements for 2024





## Subcontract/Specialist Works including:

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- › Groundworks
- › Road and Path Surfacing
- › Fencing
- › Drainage Works
- › Brickwork
- › Damp Poof Injection Works
- › Concrete Repairs
- › Stonemasonry
- › Pitched Roofing including Rainwater Goods
- › Flat Roofing
- › Asphalt Works
- › Carpentry and Joinery
- › Plasterwork
- › Wall and Floor Tiling
- › Floor Finishes
- › Painting and Decorating
- › Plumbing
- › Electrical Works
- › Pest Control
- › Damp and Mould Treatment

## Vehicle Supply

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- › covering Diesel & Hybrid Commercial & Passenger Vehicles

## Estate Services Tranche 2 including:

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- › Grounds Maintenance and Landscape Services
- › Building and Window Cleaning

The duration of each contract will be 48 months with varying values.

Service Providers will be invited to tender over the coming months.

To register your interest and for updates, please visit:

[etenders.nhmfframeworkx.org.uk](https://etenders.nhmfframeworkx.org.uk)

# Important Information & FAQs



## Who can use NHMF Frameworks?

Under Regulation 33(5) PCR 2015 any contracting authority “*clearly identified in the call for competition*” for an NPC Framework can use that NPC Framework. The “call for competition” for an NPC Framework consists of the Find a Tender Service Contract Notice (“**FTS Notice**”) accompanied by the procurement documentation required to be published on the date of publication of the FTS Notice in accordance with Regulation 53(1) PCR 2015.

For the initial frameworks, in compliance with the principles of transparency and equal treatment, the procurement documentation referenced in the FTS Notice included the Register of NPC Members and “Associates”. This lists the contracting authorities who are eligible to use the NPC Frameworks as of the date of the publication of the FTS Notice. Copies of these lists for each of the frameworks can be accessed [here](#).

The term “Associate” is used to denote organisations that are not Members of NPC (either because they are not contracting authorities, and therefore ineligible to become Members, or because they have chosen not to become Members). In order to use one of the Frameworks frameworks an Associate must first sign an Authorising Agreement.

For the later frameworks which are in the process of being procured (Domestic and Communal Heating Servicing, Maintenance and Installations, Communal Mechanical and Electrical Installations, Estate Services, and Subcontracted and Specialist Works) there will be a list of categories of contracting authority that can use those frameworks in the relevant FTS notices. This will enable contracting authorities that become Members or Associates after the date of these FTS notices to use these frameworks.

It is not necessary for an organisation to be a contracting authority to use Frameworks. Their procurements are not regulated by PCR 2015. However, as set out above, before being permitted to use the frameworks, these organisations must first sign an Authorising Agreement and therefore become “Associates”.

Copyright in the Frameworks documentation belongs either to NPC or to Rand Associates Consultancy Limited and Hammar South West (in which case its use is licensed to NPC for the Frameworks). It would be a breach of that copyright to use those documents without permission from NPC. Members of NPC are entitled to use Frameworks by virtue of their membership of NPC.

Non-Members (whether or not they are contracting authorities) can be given permission to use Frameworks by NPC, subject to their signing an Authorising Agreement. NPC may make a charge to those non-Members for use of Frameworks.

## Why there are separate frameworks for direct award and mini competition?

If a single framework agreement includes both direct award and mini-competition as potential call off methods Regulation 33(9)(a) PCR 2015 requires the choice between direct award and mini-competition to be based on “objective criteria” which defines when each option is to be used. However, this does not apply where there are different framework agreements; one of which provides for call-offs by direct award and one of which provides for call-offs by mini-competition.

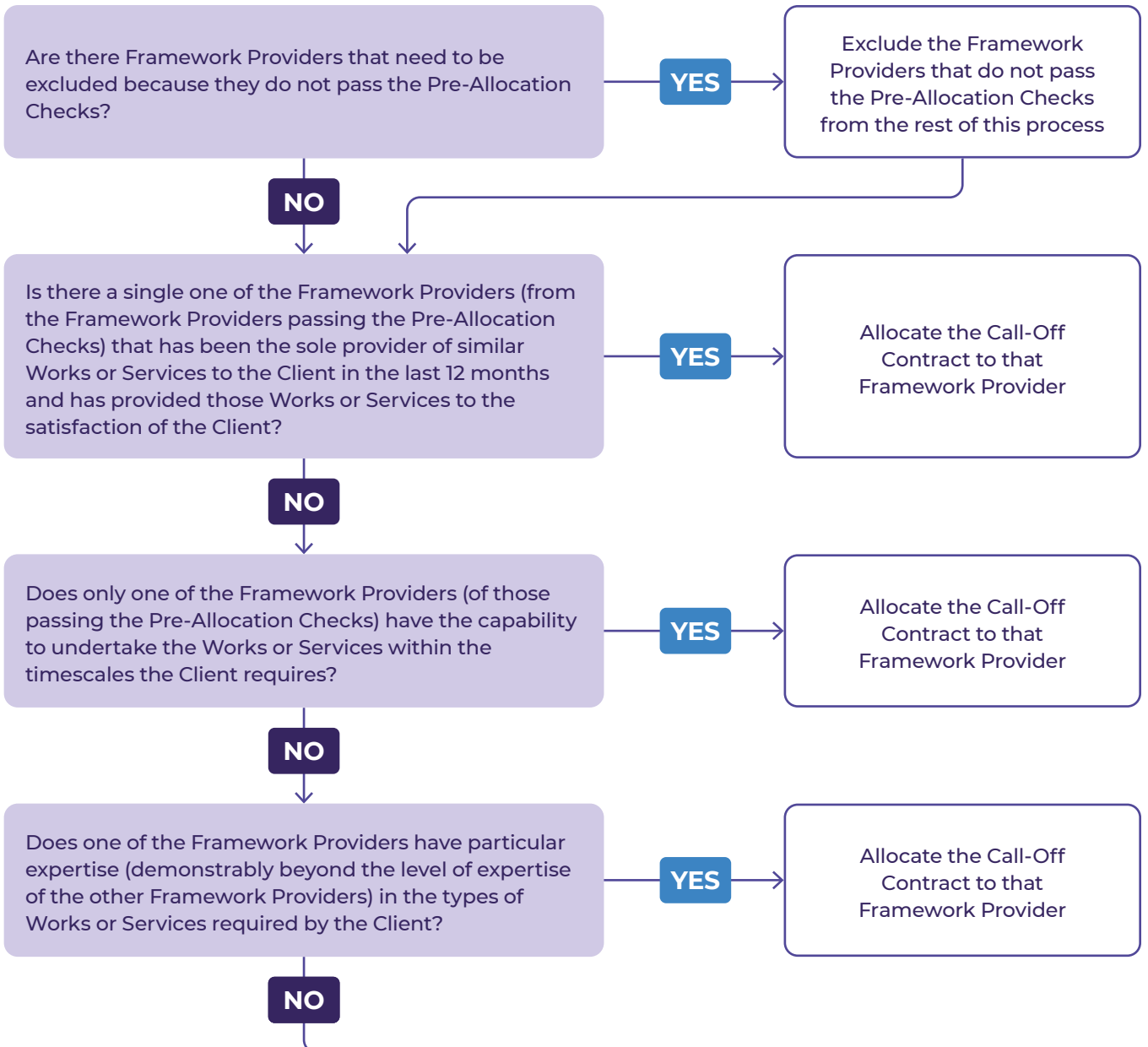
We have therefore procured separate framework agreements for call-offs by direct award and for call-offs through a mini-competition so users of Frameworks can decide which to use.

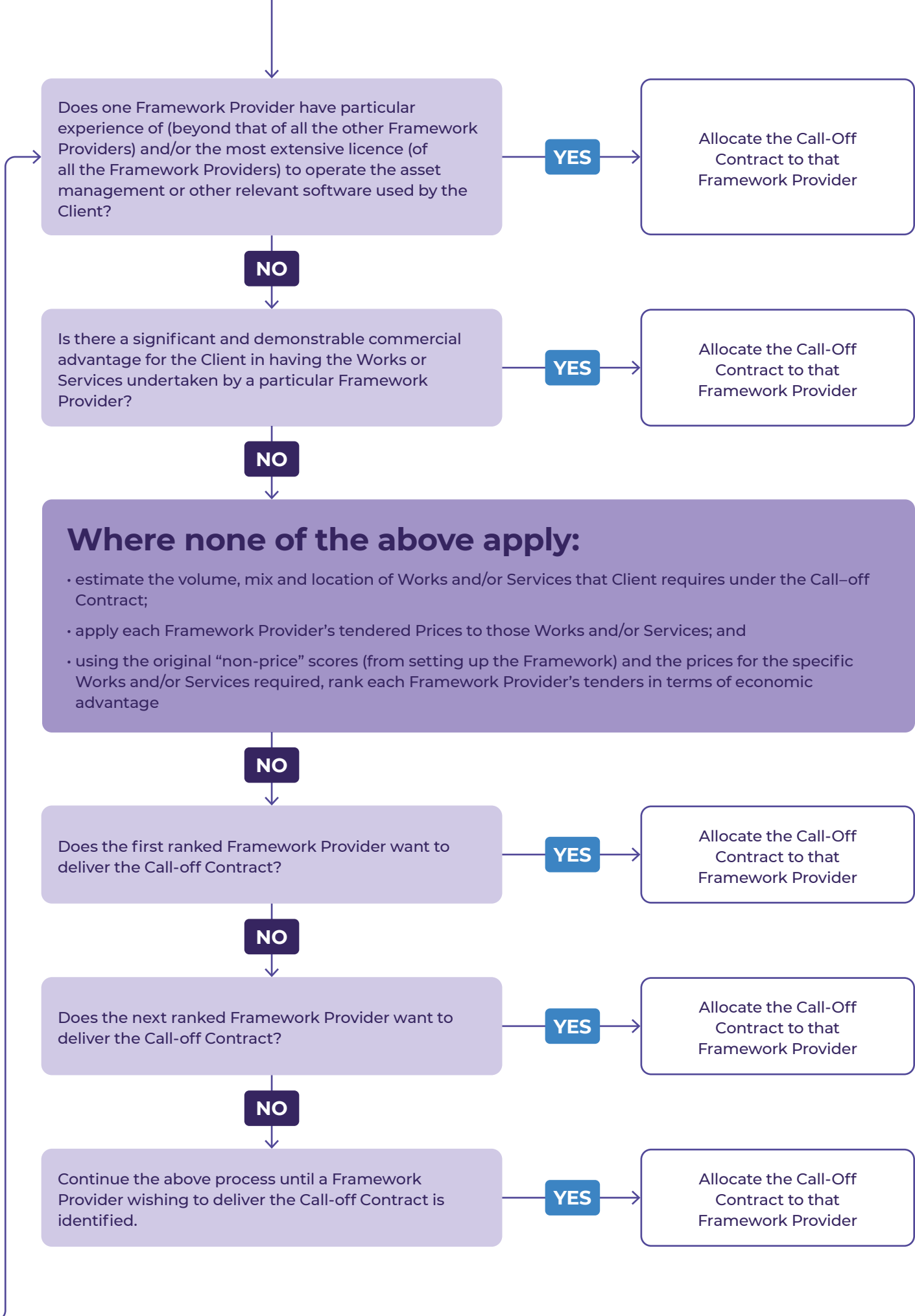
# Direct Awards

Contracts called off by Direct Award must be awarded in accordance with “objective criteria” to select which Framework Provider is to be awarded the call-off contract (Regulation 33(8)(a)(ii) PCR 2015).

Users of Framework (“**Clients**”) should therefore use the following flowchart for Direct Awards to determine to which of the Framework Providers their contract is to be awarded. This flowchart mirrors the award process in Schedule 4 to the Framework Agreements for the Direct Award frameworks.

## Framework: Direct Award Flowchart





NPC will provide support and guidance to Clients on this Direct Award process. It is important that Clients follow this process exactly, otherwise their call-off may be open to challenge.

## How to run a mini competition

NPC will provide full support to Clients who wish to use a Mini-Competition to call off a contract from one of the frameworks. The procedure is set out in the “Call-off Contract Allocation Procedure” in Schedule 4 to the Mini-Competition Framework Agreements for Frameworks and is briefly described below.

The first stage of a Mini-Competition is to determine which of the Framework Providers are capable of meeting the Client’s requirements for the Call-off Contract. This is done by applying the Pre-Allocation Checks (set out in Paragraph 1 of Schedule 4) to all of the Providers on the framework.

An Invitation to Submit a Mini-Tender (“**IMT**”) is then issued to all of the Framework Providers who have been deemed to be capable of performing the Call-off Contract in the Pre-Allocation Checks procedure. This IMT must include details of:

- the award criteria for the Mini-Competition;
- the Mini-Tender submission requirements (including any Prices) that the Framework Provider is required to submit to tender for the Call-off Contract;
- the date until which those Prices must be held open for acceptance; and
- the Mini-Tender submission deadline.

The award criteria used in a Mini-Competition and their weightings must be “based on” those used for the award of places on the Framework Agreement (as this is a legal requirement under Regulation 33(11) PCR 2015). However, those criteria may be “more precisely formulated” (i.e. tailored to the Client’s specific requirements for the Call-off Contract).

The prices submitted by Framework Providers in the Mini-Competition must be based on the prices submitted by those Providers in the competition for places on the framework. If they are not, their Mini-Tender can be declared to be non-compliant and rejected.

## Standstill and contract award

It is optional whether or not a Client adopts a standstill period for a call-off from one of the frameworks. For Direct Awards this would be unusual, as there is no “competition” on which to feed back scores etc.

Where a Mini-Competition is used and there is no standstill period, this is one of the circumstances in which a court can set aside a Call-off Contract. This is a risk if there has been any breach of PCR 2015 in the way in which the Mini-Competition has been run.

Where a standstill period is used, the Client provides feedback to the Framework Providers through a standstill letter. This standstill letter must include details of:

- the name of the successful Framework Provider;
- the award criteria used;
- the scores achieved by the Framework Provider that is awarded the Call-off Contract and the Framework Provider to whom feedback is being given;
- the characteristics and relative advantages of the Mini-Tender submitted by the successful Framework Provider; and
- when the standstill period ends.

The standstill period will begin on the day after standstill letters are sent out electronically (“day 1”). It then ends 10 calendar days later, unless that day is a weekend or bank holiday. If this is the case, it will end on the next working day.

## Call-Off Contract documentation

The call-off contract documentation for each of the frameworks comprises:

- **Articles of Agreement and Contract Details:** The “**Articles**” are the part of the Contract that set out details of the Parties and which incorporate all of the other Contract Documents. There is a section in the Articles for any bespoke amendments to the Contract Conditions (and, for some of the frameworks, the Preliminaries) that the Client requires. However, these cannot include any “substantial changes” to the template Call-off Contract terms.

The **Contract Details** set out how the “variables” in the Contract Conditions (and, for some of the frameworks, the Preliminaries) are to be completed. There are several Appendices to these which include things like the Client’s policies that the Provider must comply with in delivering the Call-off Contract. The Client will need to provide some of the information necessary to complete these Appendices;

- **Contract Conditions:** These set out the main terms and conditions of the Call-off Contract. They deal with things like the provision of staff, information handling and termination;
- **Specification** OR (depending on which of the frameworks is being used) **Preliminaries and Specification** (separate documents): This describes the works, materials or products to be delivered under the Call-off Contract and the contractual standards that must be met. Where there is a separate Preliminaries document, this describes the “processes” for undertaking the works or services (eg appointments, working hours etc). In these circumstances the Specification describes the standards of work and detailed works on-site. Where there is a single Specification, it includes both of these elements.
- **Price Framework and Price List** OR **Schedule of Rates:** The **Price Framework** is the important Contract Document that sets out the basis of payment, including inflation indexation, invoicing procedures and VAT.

The Price Framework will cross reference to either a **Price List** (setting out the Prices payable under the Call-off Contract) or the pre-priced Schedule of Rates document (against which Framework Providers have tendered percentage adjustments);

- **KPI Framework:** This sets out the Key Performance Indicators which are a set of quantifiable measures of performance in specific areas of delivery of the Works and/or Services under the Contract. For these there are generally KPI Targets (setting the expected level of performance) and KPI MAP (Minimum Acceptable Performance) levels, performance below which can trigger a process leading ultimately to termination of the Call-off Contract;
- **Parent Company Guarantee** (optional): This is a guarantee by a parent company that its subsidiary (which is the signatory to a Call-off Contract) will perform a Call-off Contract; and
- **Performance Bond** (optional): This is a guarantee by a bank or bond provider that the Provider will perform a Call-off Contract. This is not normally be required other than for “capital projects”.



**Like to award work through  
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support you – get in touch:**

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[nhmfframeworx.org.uk](http://nhmfframeworx.org.uk)**

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