

THE LONDON CONSTRUCTION PROGRAMME

MAJOR WORKS 2014 (LCP W1 – MW14) FRAMEWORK AGREEMENT

BRIEF USER GUIDE

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1. Introduction

The LCP W1 – MW14 Major Works Contractors Framework (LCP W1 – MW14) is a multiple lot managed framework set up by the LCP for use by London Commissioning Organisations (COs). Commissioning Organisations (COs) are the organisations within London who let works or services. The Commissioning Organisation may be a Local Authority (LA) or any other organisation as specified in the [List of Bodies that may Access this Framework](#). It is a London wide framework for general construction works from the value of £100,000 upwards.

The LCP is setting up a series of frameworks for London, of which the LCP W1 MW14 is one. This framework was set up by Construction Strategic Procurement Team (CSPT) in the London Borough of Haringey who is the contracting party and the party leading the framework.

This framework, the first of its kind in London, is seeking to achieve efficiencies and savings by means of coordinating commissions, standardising elements, driving down cost, whilst maintaining quality. The LCP is reviewing innovative ways of achieving this and working with other national construction frameworks to share best practice.

All London Local Authorities have been named in the OJEU advert. The framework is also open to Universities, Royal Parks etc. Please refer to [List of Bodies that may Access this Framework](#) which lists the organisations who can use the LCP Major Works Framework. The framework is divided into 30 Lots.

This document is a brief guide on how to access and use the LCP W1 – MW14. You need to sign an Access Agreement to use this framework.

2. The Lots

The Lots are split regionally across the London sub-regions i.e. – North, East, South East, South West and West, they are value banded and split between work areas.

There are 30 Lots these are value banded as follows:

1. £100,000 to £999,999
2. £1,000,000 to £4,999,999
3. £5,000,000 plus

Table 1 – The Lots

Work Areas	North London	East London	South East London	South West London	West London
Housing	Lot 1 NH1 £100,000 – £999,999	Lot 7 EH1 £100,000 - £999,999	Lot 13 SEH1 £100,000 - £999,999	Lot 19 SWH1 £100,000 - £999,999	Lot 25 WH1 £100,000 - £999,999
	Lot 2 NH2 £1,000,000 – £4,999,999	Lot 8 EH2 £1,000,000 – £4,999,999	Lot 14 SEH2 £1,000,000 – £4,999,999	Lot 20 SWH2 £1,000,000 – £4,999,999	Lot 26 WH2 £1,000,000 – £4,999,999
	Lot 3 NH3 £5,000,000 plus	Lot 9 EH3 £5,000,000 plus	Lot 15 SEH3 £5,000,000 plus	Lot 21 SWH3 £5,000,000 plus	Lot 27 WH3 £5,000,000 plus
Education and others including Administrative, Leisure, Care, Health etc.	Lot 4 NE1 £100,000 - £999,999	Lot 10 EE1 £100,000 - £999,999	Lot 16 SEE1 £100,000 - £999,999	Lot 22 SWE1 £100,000 - £999,999	Lot 28 WE1 £100,000 - £999,999

Lot 5 NE2 £1,000,000 – £4,999,999	Lot 11 EE2 £1,000,000 – £4,999,999	Lot 17 SEE2 £1,000,000 – £4,999,999	Lot 23 SWE2 £1,000,000 – £4,999,999	Lot 29 WE2 £1,000,000 – £4,999,999
Lot 6 NE3 £5,000,000 plus	Lot 12 EE3 £5,000,000 plus	Lot 18 SEE3 £5,000,000 plus	Lot 24 SWE3 £5,000,000 plus	Lot 30 WE3 £5,000,000 plus

3. List of Contractors

The contractors on this framework are as indicated on the website:

[LCP Major Works Framework Agreement Contractor List](#)

4. Type of Works Covered

The framework covers the following work areas:

- a. **Housing (H) – new build and refurbishment**
- b. **Education and other areas including leisure, care, health, industrial, commercial and administrative etc (inclusive of fit out) (E)**

Work comprises both new build and refurbishments. This also includes mixed use developments where the Commissioning Organisation is the client.

For detailed information regarding the work areas covered under this framework, refer to [Type of Works covered under the Major Works LCP W1 - MW14 Framework](#)

5. How to Access the Framework

The London Borough of Haringey Construction Strategic Procurement Team (CSPT) have led on this procurement for the LCP (refer to Contact Details below in Paragraph 12). To access the framework, the London Borough of Haringey requires Commissioning Organisations who intend to use any of the LCP framework agreements, will be required to sign an Access Agreement by emailing: LCP@haringey.gov.uk

Once you have signed the LCP Access Agreement, you will have access to the Framework tender documents, User Guide and Templates. You will need to read these documents in conjunction with this guide prior to using the LCP W1 – MW14.

The framework is free at the point of use, as a levy is charged to the contractors.

6. Work Pipeline

It is the intention that projects which the CO wishes to commission under this framework are notified as opportunities to the framework contractors as soon as is practicable. Ideally this should be on an annual basis. The project or programme of works can be anonymised to a sub-region and type of project if necessary. The aim of this is for contractors to be made aware as early as possible of future opportunities and to encourage some degree of standardisation of products to reduce construction costs.

7. Registration

All projects will be provided with a registration number provided by the LCP once they are notified that the project will be commissioned. This number must be shown on all tender documents.

The CO will be requested to fill in a Project Notification Form and submitted to the LCP, once they have been notified that the project is being commissioned.

8. Choice of Lots and Programmes of Work

The particular Lot under which the work will be commissioned will be selected based on:

- a. Where the project is located; or,
- b. A Programme of Works, either where the predominate single project value is; or,
- c. The specific lot chosen by the Commissioning Organisation, where the locations of sites exist in different sub regions from the location of the particular Commissioning Organisation and where the predominance in project value applies.

The COs are encouraged to commission programmes of work to individual contractors. The value band selected will depend on the predominance project value of the individual projects. For example, three housing projects of values of between £2m and £3m in West London would be assigned to Lot 26, value band £1,000,000 - £4,999,999. Please refer to the LCP for further details on commissioning programmes of work.

9. Call Off Arrangements under the Framework (Mini-Competition/Direct Call-Off)

Contractors may be selected by either direct call off or mini competition. Direct call-offs can only be used under certain circumstances.

The preferred process to select a contractor is by means of mini-competition using an ITT based on a Quality/Price format¹, this must be in accordance with the Framework requirements. The Quality/Price optional percentages vary from 90/10, 80/20, 70/30, 60/40, 50/50 quality/price or vice versa these will be detailed on the portal. The CO can issue the mini-tender to the full list of contractors per lot or they can use a shortlisting process using an 'Expression of Interest'. This process requires the CO to issue an 'Expression of Interest' which requests contractor to confirm availability and contains 'high level' quality assessment questions which are scored by the CO to shortlist the contractors to 3-4 contractors to proceed to the mini-tender stage.

There is a wide variety of underlying contracts which can be used under this framework including:

- The JCT Suite of Contracts,
- The PPC suite of contracts,
- The NEC suite of contracts,
- The ICE and JCLI contracts,
- GC Works (as amended) and bespoke contracts.

Methods of Procurement

There will be two levels of procurements under the mini-competitions: **Level One and Level Two**.

1. **Level One Procurement** comprises all Early Contractor Involvement (ECI) types of procurements. This will include Two Stage Design and Build, Two Stage Traditional procurement and also Cost Led procurement; IPI and Target Cost.

¹ LCP Standard Template

A recognised gateway process will be followed for these procurements. Contractors may be appointed at any stage, though it is currently suggested that this should be after Stage 2 but it can be earlier.

2. This must be identified in the tender documents. Under this Framework the preference of ECI procurement is for the use of Two Stage Open Book procurements. Level One Procurements must be used on all Value Band 2 and 3 commissions, any variance to this approach must be agreed by the LCP with the Commissioning Organisation by means of a business case. Consultants can be novated to contractors under this framework.
3. The term **Level Two Procurement** applies to all other forms of procurement (in particular Single Stage Traditional and Single Stage Design and Build). Level Two Procurements are the preferred procurement routes for Value Band 1 commissions.

Where direct call-offs are used, the rates used in the tender must apply, this includes the following: BCIS rates, Overheads and Profit, and Preliminaries. Please contact the LCP via the contact details below (paragraph 12) for use of direct call-offs.

For direct call-offs, the Framework Contractor with the highest ranking Most Economically Advantageous Tender (MEAT) will be selected from the relevant lot for the works required.

All tenders over £1,000,000 must be returned with an Employment Skills Plan Method Statement as part of their tender which will be monitored during the contract period.

10. Format of Documents

Tender documents must have the corporate identity of the LCP and follow the format of the LCP templates. The contractors have priced the framework on a price/quality basis.

11. Contractors Performance

The LCP is committed to achieving high quality and best value on this framework. Therefore, the contract has set a series of Minimum Standards to which the contractor must adhere.

The contractors will be monitored by means of KPIs. Please contact LCP Team for further details.

12. Contact details

To obtain further information on this framework please contact the following:

Email: LCP@haringey.gov.uk

Telephone: Televiv Harry 020 8489 5303 / Darren Ford 020 8489 3608