

THE LONDON CONSTRUCTION PROGRAMME MAJOR WORKS 2019 FRAMEWORK AGREEMENT BRIEF USER GUIDE

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1. Introduction

The 2019 London Construction Programme Major Works Framework or LCP 2019 is the 2nd generation of a multi-lot, multi-discipline construction works framework set up and managed by London Borough of Haringey. The framework is available for use by Commissioning Organisations (COs) in the Greater London and Home Counties area, for all construction works from the value of £1m upwards.

The framework was set up by Strategic Procurement Team (SPT) in the London Borough of Haringey and will last for 5 years, from June 2019 to June 2024.

Use of the framework allows COs access to construction efficiencies and cost savings through coordinating commissions, standardising elements, cost reduction measures and other means, all whilst maintaining quality. The LCP constantly reviews innovative ways of achieving best value for the members and works with other national construction frameworks to share best practice.

This framework is available for use by all public sector bodies in Greater London and the Home Counties for projects values from 1 000 000 GBP up to 20 000 000 GBP plus as specified in the [Documents page](#) on the LCP Website.

This document is a brief guide on how to access and use the London Construction Programme Major Works Framework. Prospective organisations will be required to agree to and sign an Access Agreement to use the framework.

1. The Lot Types

The framework is designed to be all encompassing with all types of construction work accessible via a total of 26 lots for differing regional areas and project values. Major lot categories:

- Lot 1 – Housing & Residential
- Lot 2 – Education & Leisure
- Lot 3 – Capital Projects
- Lot 4 – Heritage & Historic
- Lot 5 – Highways & Public Realm

Each lot has a range of Contractors with skills and experience in that type of construction.

For detailed information regarding the types of projects covered under each lot under the framework, either see below or refer to Scope of Works covered under the [Documentation page](#) on the LCP Website.

2. Scope of Works per Lot

Lot 1 - Housing and Residential

Housing and Residential covers both new build residential and works to existing residential buildings. Works include but not limited to all works to complete new build residential, repairs, maintenance, complete or partial refurbishment to existing residential, work within listed buildings and within conservation areas, landscaping or external works within associated outside space for both new build and existing buildings.

Those works include, but are not limited to:

- New Build Housing and development (predominantly housing)
- Supported Living housing
- Housing Infill
- Modular and portable construction
- Landscaping works in associated outside space for new build
- Repair, maintenance and upgrading of the external fabric or structure of existing individual buildings and communal areas
- Regeneration
- Extension of existing buildings
- Full or part demolition of existing buildings
- Planned maintenance - capital and revenue projects
- Internal works including kitchens and bathrooms
- Mechanical and Electrical works including design where required
- Repair or replacement of roofs, doors and windows and associated works
- Fire prevention works including both intrusive survey work and fire doors
- Energy efficiency measures including changes to both building fabric and mechanical services
- Retrofit
- Adaptation of existing buildings to allow or improve access for the sight, mobility or otherwise impaired
- Redecoration of the outside of buildings and communal areas
- Works to estate areas, such as landscaping, playparks, garage or storage blocks, replacement of paths, provision of fencing etc.
- Conversion of existing buildings for residential or other use including heritage buildings
- All associated design where applicable including sales, marketing, aftercare and maintenance

Please note Housing Refurbishment Commissions may be subject to section 20 processes, therefore it is possible leaseholders may nominate a company to be Tendered against those on the Framework.

Lot 2 – Education and Leisure

Education and Leisure covers buildings used exclusively or partially for activities directed relating to, or supporting the leisure, care, health, industrial and commercial industries, as well as educational establishments.

These works include, but are not limited to:

- Development and mixed-use development (predominantly non housing (see list below). Including design where applicable.
- Landscaping works in associated outside space for new build
- Repair, maintenance and upgrading of the external fabric or structure of existing individual buildings and communal areas
- Regeneration
- Extension of existing buildings
- Full or part demolition of existing buildings
- Planned maintenance - capital and revenue projects
- Internal works including kitchens and bathrooms
- Mechanical and Electrical works including design where required
- Repair or replacement of roofs, doors and windows and associated works
- Fire prevention works including both intrusive survey work and fire doors
- Energy efficiency measures including changes to both building fabric and mechanical services
- Retrofit
- Adaptation of existing buildings to allow or improve access for the sight, mobility or otherwise impaired
- Redecoration of the outside of buildings and communal areas
- Conversion of existing buildings for use including heritage buildings
- All associated design where applicable

Lot 3 - Capital Projects

Capital projects covers both capital projects and development work areas, including new construction, expansion, renovation, or replacement project of an existing facility or facilities that are not covered under any other Lot of this Framework.

These works include, but are not limited to:

- New build development including regeneration of local authority housing estates with or without a development partner
- Regeneration masterplans
- Infill development
- Landscaping works in associated outside space for capital projects
- Mixed use development
- Conversion of existing buildings for residential or other use including heritage buildings
- Partial or full demolition of buildings
- CHP design and installation or other energy/mechanical and engineering works
- Drainage
- Arboriculture
- Disposal of existing facility and or its development
- Raising development finance

- Infrastructure works including works to buildings or areas directly associated with or supporting railway, bus, road haulage industries
- Infrastructure not covered in lot 5 including all design, sales, marketing, aftercare and maintenance
- Waste management including recycling plants, material reprocessing or remanufacturing, composting facilities, waste collection and sorting infrastructure

Lot 4 – Heritage and Historical

Heritage and Historical covers works to or affecting heritage listed unique older buildings and associated public realm including works within conservation areas, where specialist works may be required.

These works include, but are not limited to:

- Maintenance and refurbishment
- Conservation and/or restoration works to whole building or asset or part thereof
- Alterations and repairs, including traditional construction techniques where required
- Construction of extensions to or affecting historic buildings
- Addition or removal of objects or structures affixed to the building or within its curtilage
- Interior fitouts
- Partial or total demolition of or affecting listed and unique assets
- Structural repairs
- Specialist workings including stone works and masonry repairs and conservation
- Specialist works on listed buildings

Lot 5 - Highways and Public Realm

Highways and Public Realm covers works to deliver highway and public realm improvement and maintenance schemes.

These works include, but are not limited to:

- New highway construction
- Highway improvements and maintenance including permanent or temporary diversions or alterations and management thereof
- Infrastructure works to bridges including those associated with highways, waterways and for pedestrian use
- Infrastructure works to subways including those associated with highways, waterways and for pedestrian use
- Culverts and retaining walls
- Public realm works including town centre enhancements
- Installation, maintenance and removal of temporary and permanent elements in and around highways and public realm, including but not limited to fencing, road restraints, pavements, kerbs, footways, traffic signs and markings, road lighting and CCTV
- Public realm works within outside communal space, such as parks, playgrounds, sports fields or open space; including but not limited to temporary or permanent structures, playground equipment, landscaping works
- Works to waterways both above and below ground, including natural and man-made water courses, including but not limited to diversions, drainage improvements, alterations associated with future proofing
- Other infrastructure projects such as waste management facilities
- Civil engineering works including earthworks
- Electrical works associated with highway and public realm lighting and other electrical installations.

- Structures — piling and retention walls and structural concrete.

3. The Lots

The framework is made up of 5 Lots for different construction project types, lots 1-3 of the framework are also divided geographically and by value as illustrated in the lot structure below

Table 1 – Lot Structure

Lot 1 – Housing / Residential			
£1m – £5m	£5m - £10m	£10m - £20m	£20m+
Lot 1.1A Central	Lot 1.2 Pan-London	Lot 1.3 Pan-London	Lot 1.4 Pan-London
Lot 1.1B North			
Lot 1.1C East			
Lot 1.1D South			
Lot 1.1E West			
Lot 2 – Education/Leisure			
£1m – £5m	£5m - £10m	£10m - £20m	£20m+
Lot 2.1A Central	Lot 2.2 Pan-London	Lot 2.3 Pan-London	Lot 2.4 Pan-London
Lot 2.1B North			
Lot 2.1C East			
Lot 2.1D South			
Lot 2.1E West			
Lot 3 – Capital Projects			
£1m – £5m	£5m - £10m	£10m - £20m	£20m+
Lot 3.1A Central	Lot 3.2 Pan-London	Lot 3.3 Pan-London	Lot 3.4 Pan-London
Lot 3.1B North			
Lot 3.1C East			
Lot 3.1D South			
Lot 3.1E West			
Lot 4 – Heritage/Historic			
£1m+			
Lot 4.1 Pan-London			
Lot 5 – Highways & Public Realm			
£1m+			
Lot 5.1 Pan-London			

4. Postcode List for Regions Covered by Framework

The following regional sub-lots cover the following Boroughs: -

North
EN1 – EN8 HA8 N1C N1 – N5, N7, N9, N10 - N13, N14- N18, N20 – N22 NW1, NW4 – NW5, NW8, NW11 WD6
East
CM13 – CM14 E1 – E9, E12 – E14, E16, E20 IG1 – IG11 RM1 – RM12, RM14 – RM15, RM19
South
BR1 – BR8 CR0, CR3 – CR4, CR6 – CR7, CR9, CR44 DA1, DA5, DA7 – DA8, DA14, DA16 – DA18 KT3 – KT6, KT17- KT18, KT22 SE1 – SE13, SE15 – SE23, SE25 – SE28 SW2, SW4, SW8 – SW9, SW11 – SW12, SW16 – SW20, SW24 SM1 – SM7
West
HA0 – HA7, HA9 KT1 – KT2, KT8 NW2, NW6, NW9-NW10 SL0, SL3 SW1V – SW1X, SW3, SW5 –SW7, SW10, SW13 – SW15 TW1 – TW16, TW19 UB1-UB11 W2 – W14 WD3, WD19, WD23
Central London
EC1A, EC1M, EC1N, EC1R EC1V, EC1Y EC2A, EC2M, EC2V EC3A, EC3M, EC3N, EC3R, EC3V EC4A, EC4M, EC4N, EC4V SW1A, SW1E, SW1H, SW1P, SW1Y W1F, W1G, W1H, W1J, W1K, W1S, W1T, W1U, W1W WC1E, WC1H, WC1N, WC1R, WC1X WC2A, WC2B, WC2E, WC2H, WC2N, WC2R

Home Counties and postcodes

Berkshire
<p>GU47, OX12,</p> <p>RG1, RG2, RG4, RG5, RG7, RG8, RG9, RG10, RG12, RG14, RG17, RG18,</p> <p>RG19, RG20, RG31, RG40, RG41, RG42, RG45,</p> <p>SL1, SL3, SL4, SL5, SL6, SL7, TW19</p>
Buckinghamshire
<p>HP4, HP5, HP6, HP7, HP8, HP9, HP10, HP11, HP12, HP13, HP14, HP15, HP16,</p> <p>HP17, HP18, HP20, HP21, HP22, HP23, HP27</p> <p>LU6, LU7, MK17, MK18, MK19, NN13, OX6, RG9,</p> <p>SL0, SL1, SL2, SL3, SL4, SL6, SL7, SL8, SL9, UB9, WD3</p>
Essex
<p>CB1, CB9, CB10, CB11, CM0, CM1, CM2, CM3, CM4, CM5, CM6, CM7, CM8, CM9, CM11, CM12, CM13, CM14, CM15, CM16, CM17, CM19, CM20, CM22, CM23, CM24, CO1, CO2, CO3, CO4, CO5, CO6, CO7, CO8, CO9, CO10, CO11, CO12, CO13, CO14, CO15, CO16,</p> <p>E4, EN9, IG10, IG7, IG9, RM4, RM14, RM15, RM16, RM17, RM18, RM19, RM20</p> <p>SG8, SS0, SS1, SS3, SS4, SS5, SS6, SS7, SS8, SS9, SS11, SS12, SS13, SS14, SS15, SS16, SS17</p>
Hertfordshire
<p>AL1, AL2, AL3, AL4, AL5, AL6, AL7, AL8, AL9, AL10</p> <p>CM20, CM21, CM23, EN5, EN6, EN7, EN8, EN10, EN11</p> <p>HA6, HP1, HP2, HP3, HP4, HP5, HP23, LU2</p> <p>SG1, SG2, SG3, SG4, SG5, SG6, SG7, SG8, SG9, SG10, SG11, SG12, SG13, SG14</p> <p>WD1, WD2, WD3, WD4, WD5, WD6, WD7</p>
Kent
<p>BR6, BR8, CT1, CT2, CT3, CT4, CT5, CT6, CT7, CT8, CT9, CT10, CT11, CT12, CT13, CT14, CT15, CT16, CT17, CT18, CT19, CT20, CT21</p> <p>DA1, DA2, DA3, DA4, DA9, DA10, DA11, DA12, DA13</p> <p>ME1, ME2, ME3, ME4, ME5, ME6, ME7, ME8, ME9, ME10, ME11, ME12, ME13, ME14, ME15, ME16, ME17, ME18, ME19, ME20,</p> <p>TN1, TN2, TN3, TN4, TN8, TN9, TN10, TN11, TN12, TN13, TN14, TN15, TN16, TN17, TN18, TN23, TN24, TN25, TN26, TN27, TN28, TN29, TN30</p>

Surrey
CR3, CR5, CR6, GU1, GU2, GU3, GU4, GU5, GU6, GU7, GU8, GU9, GU10, GU12, GU15, GU16, GU18, GU19, GU20, GU21, GU22, GU23, GU24, GU25, GU26, GU27, KT7, KT8, KT10, KT11, KT12, KT13, KT14, KT15, KT16, KT17, KT18, KT20, KT21, KT22, KT23, KT24, RH1, RH2, RH3, RH4, RH5, RH6, RH7, RH8, RH9, RH10, RH12, RH19, SM7, TN16, TN8, TW15, TW16, TW17, TW18, TW19, TW20
Sussex
BN1, BN6, BN7, BN8, BN9, BN10, BN20, BN21, BN22, BN23, BN24, BN25, BN26, BN27, RH17, RH18, RH19 TN3, TN5, TN6, TN7, TN8, TN19, TN20, TN21, TN22, TN31, TN32, TN33, TN34, TN35, TN36, TN37, TN38, TN39, TN40 BN5, BN6, BN11, BN12, BN13, BN14, BN15, BN16, BN17, BN18, BN42, BN43, BN44, BN45, GU8, GU27, GU28, GU29, GU30, GU31, GU33, PO9, PO10, PO18, PO19, PO20, PO21, PO22, RH6, RH10, RH11, RH12, RH13, RH14, RH15, RH16, RH17, RH18, RH19, RH20

5. List of Contractors

The contractors on this framework are listed on the [Documentation page](#) on the website.

6. How to Access the Framework

To access the framework, prospective Commissioning Organisations must sign an Access Agreement, a copy of which can be obtained by emailing: LCP@haringey.gov.uk

Once an organisation has signed the LCP Access Agreement, that organisation will have access to the LCP Portal where you can register your projects, access Framework documents, templates, complete KPI's and report on all LCP related projects.

The framework is free at the point of use to Commissioning Organisations, the overhead costs of running the framework are obtained by charging a levy to contractors which is a small percentage of the value of contracts the contractors have secured under the framework.

7. Work Pipeline Management

The LCP will request details of your project pipeline to facilitate early engagement with contractors on the framework. This early engagement of contractors enables them to manage their workload and ensures maximum numbers of responses to expressions of interest, market testing and Tenders submitted by Commissioning Organisations.

The LCP does not permit the shortlisting or evaluation of contractors via market testing or expression of interest.

The LCP portal has the facility for a Commissioning Organisation to register pipeline projects that will be visible to framework contractors.

8. Registration

LCP Members will register all projects on the LCP Portal and will update once they have completed the award to a contractor.

9. Choice of Lots

The Commissioning Organisation will select the lot or sub-lot under which a particular project will be commissioned, which will be determined by the project construction type and location.

10. 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 a mini competition using an ITT based on a Quality/Price format, 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.

There is no restriction on the type of underlying industry standard contracts which can be used under this framework, including:

- JCT Agreements:
 - Standard Building Contract with Quantities.
 - Standard Building Contract without Quantities.
 - Design and Build Contract.
 - Intermediate Building Contract.
 - Intermediate Building Contract with Contractor's Design
 - Any other standard form of contract from the JCT suite of contracts.
- NEC3 or NEC4 Agreements
 - Any standard form of contract from the NEC3/ NEC4 suite of contracts.
- ACA Agreements
 - PPC2000.
 - Any standard form of contract from the ACA/ACE suite of contracts.
- GC/Works
 - Any standard form of contract from the GC/Works suite of contracts.

11. Format of Documents

Template documents are provided for use by Commissioning Organisations but are not mandated for use by the LCP with the exception of an Expression of Interest (EOI). These templates can be adapted to suit your requirements. There is no restriction on template document use, provided that the LCP logo and project number are present on all documents.

12. Contractors Performance

The LCP is committed to achieving high quality and best value on this framework and has stringent requirements in place to ensure high quality performance. Contractors and their performance on a project are continually assessed via monthly reports and adherence to a pre-agreed set of Key Performance Indicators (KPIs).

These KPIs are:

- Predictability of Time

- Predictability of Cost
- Fair Payment
- SME Spend
- SME Engagement

- Health and Safety
- Environmental
- Social Value
- Defects
- Customer Satisfaction

13. LCP Portal

LCP Members will be required to register their projects on the LCP Portal and update this information once a contract has been awarded. The Portal gives the opportunity for the supplier to record key performance indicators against all the projects they are working on and gives the CO the ability to score the performance on completion as well as recording during the defect rectification period. As referred to in section 7 the Commissioning Organisation can if they so wish create a notification in the LCP Portal Marketplace which informs the market of a proposed future project in advance of going out to the market.

14. Contact details

To obtain further information on this framework please contact LCP@haringey.gov.uk.