

To report the results of the tender evaluation process and seek authority to award contracts for 3 lots on a Construction and Housing Framework (YORbuild3 Minor)

Date: 20th June 2022

Report of: Procurement Category Manager

Report to: Director of City Development

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

What is this report about?

Including how it contributes to the city's and council's ambitions

- The award of a replacement construction and housing framework for YORbuild2 which operates in the Yorkshire and Humber region for public sector organisations.
- This report provides an assessment of tenders received and makes recommendations for the organisations to be appointed to the two new YORbuild3 Minor Works Contractors Framework Agreements, split into East and West areas for the provision of contractors for construction related works contracts. The East area framework also covers the North area, and the West area includes projects in the South area. Leeds City Council's Procurement and Commercial Services (PACS) team will continue to manage the West area which generates income for the council.
- This framework supports the Leeds Best City Ambition by working with housing providers, landlords, tenants and communities to improve poor quality housing, so everyone can have a home which supports good health, wellbeing and educational outcomes. This framework will support inclusive growth by providing regeneration to housing areas.

Recommendations

- a) Approve the award of a replacement framework for the current YORBuild2 construction and housing framework lots 1, 2 and 6. Lot 1 is for projects up to £1m and lot 2 is for projects over £1m up to £4m. Lot 3 replaces lot 6 which was for new housing up to 10 units, and now for new housing up to 25 units. The framework will be 4 years in duration with up to 24 months of extensions available. The estimated annual expenditure is £30m for the minor framework lots in the West area. The organisations listed and shaded green in Appendix A are recommended to be appointed to the frameworks.
- b) To note that the award and report will sometimes cover both the East and West areas, but it is the West area that requires the approvals, and that this report will focus on.

- c) The fee income model is to follow that used on the current YORbuild2 frameworks for projects over £4m i.e., currently a percentage charge of 0.6% for works up to £1m and 0.5% for works over £1m up to £4m. Should lot 3 exceed £4m then a percentage charge of 0.3% subject to a £30k cap would apply. It is very unlikely that £30k would be reached.

Why is the proposal being put forward?

1. Leeds City Council is one of four local authorities in Yorkshire and Humber region who operate the current YORbuild framework. It is due to expire on 8th August 2022 and there is no further provision for extension, so the new framework contract needs to be awarded in advance of this to ensure that there is always a framework available for use.
2. This report outlines the tender evaluation process that has now been concluded and details the organisations recommended for award onto the framework. A single stage Invitation to Tender process has been carried out.
3. That the maximum number of 12 organisations are appointed to Lot 1 in the East and West areas for projects up to £1m and that 12 organisations are appointed to Lot 2 in the East area and West area for over £1m up to £4m. That between 3 and 5 organisations (4 in the West area) are appointed to Lot 3 in the East and West area for new housing up to 25 units. Whilst Lot 3 allowed 12 organisations to be appointed, the number of bidders responding and satisfying minimum standards were lower than the maximum number. The organisations listed and shaded in green in Appendix A are to be appointed to the frameworks.
4. The fee income model is to follow that used on the current YORbuild2 frameworks for projects over £4m i.e., currently a percentage charge of 0.6% for works up to £1m and 0.5% for works over £1m up to £4m.
5. All minimum standards are to be rechecked prior to appointment, in particular the tenderers economic and financial capacity.
6. The framework will be 4 years in duration with up to 24 months of extensions available.
7. Leeds City Council PACS will continue to manage the West Yorkshire region of the framework which brings in an income of approximately £80,000 p.a.

What impact will this proposal have?

Wards Affected: None

Have ward members been consulted? Yes No

- 1 YORbuild2 is part of the YORhub suite of framework agreements which also includes YORcivil and YORconsult.
- 2 The YORbuild3 Minor Works Contractors Framework Agreements are being jointly procured to replace the current YORbuild2 Contractors Frameworks lots for works up to £4m and new housing up to 10 units that will terminate in August 2022. Specifically, the lots to be replaced are Lot 1 for works up to £250k, Lot 2 for works over £250k up to £1m, Lot 3 for works over £1m up to £4m and Lot 6 for new housing up to 10 units in North, East, South and West areas. The five new replacement agreements each comprise Lot 1 for works up to £1m, Lot 2 for works over £1m up to £4m and Lot 3 for new housing up to 25 units. These changes are best demonstrated in the table below which also shows details of complementary YORbuild Medium and Major Works frameworks.

YORbuild2					YORbuild3 Minor						
Lot	North (sub-region areas A-D)	East	South	West		North East	North West	East	South	West	
Lot 1 : £0 - £250,000	✓ Split into 4 lots	✓	✓	✓	Lot 1 : £0 - £1m	✓	✓	✓	✓	✓	
Lot 2 : over £250,000 - £1m	✓ Split into 4 lots	✓	✓	✓		Lot 2 : over £1m to £4m	✓	✓	✓	✓	✓
Lot 3 : over £1m to £4m	✓ Split into 4 lots	✓	✓	✓			Included in the <u>YORbuild3 Medium Framework</u> (commenced April 2022)				
Lot 4 : over £4m to £10m	Incl in East Lot 4	✓	✓	✓	Included in the <u>YORbuild Major Framework</u> (commenced April 2020)						
Lot 5 : over £10m	Incl in East Lot 5	✓	Incl in West Lot 5	✓	Lot 3 : New housing up to 25 units	✓	✓	✓	✓	✓	
Lot 6 : New housing up to 10 units	✓ Split into 4 lots	✓	✓	✓		Now over 25 units, included in the <u>YORbuild3 Medium Framework</u> (commenced April 2022)					
Lot 7 : New housing over 10 units	Incl in East Lot 7	✓	Incl in West Lot 7	✓							

- The frameworks will cover a similar geographical area to that currently covered by the four separate YORbuild2 regional frameworks. They will be collaborative Contractor Frameworks for the procurement of contractors to carry out a variety of building works primarily for the Yorkshire and Humber region based Public Sector bodies, educational and third sector organisations. Full access is also available to similar organisations in Lincolnshire, the Sheffield LEP area and for Education projects in the North East, Leicestershire, Derbyshire and Nottinghamshire mainly in support of our relationship with the NEUPC. The frameworks will also follow the recommendations in the Construction Playbook where appropriate.
- As the estimated value of the work for the YORbuild3 Minor Works Contractors Framework Agreements exceed the threshold for the Public Contracts Regulations 2015 they are subject to UK procurement procedures, including advertising in Find a Tender and Contracts Finder. Adverts were also placed in the Official Journal of the European Union (OJEU) to take advantage of any legacy EU funding programmes. These Find a Tender and OJEU contract notices published in October 2021 included an option to extend the framework by two years
- The intended number of organisations to be appointed to both frameworks and the estimated advertised value for the maximum time period (6 years) of each Lot is shown in the table below:

Lot	North East (Est. £m) Scarborough, Ryedale, York and Selby	North West (Est. £m) Richmond/ Hambleton / Craven/ Harrogate	East (Est. £m)	South (Est. £m)	West (Est. £m)	Number of firms to be appointed to each lot (Dependent on capacity and capability)
Lot 1 : £0 - £1m	24	36	60	40	40	12
Lot 2 : over £1m to £4m	16	20	100	60	120	12
Lot 3 : New housing up to 25 units	12	12	20	20	20	12

Whilst the intention was to appoint 12 firms to Lot 3 in all areas, the number of applicants satisfying minimum standards was lower.

- 6 The workload is dependent on both internal and external funding for projects and also to commitment to projects by the Council and other agencies. It may therefore be subject to significant variations. The take up by other authorities and third sector organisations is uncertain and may vary significantly in practice.
- 7 Performance Management – the performance of suppliers appointed to the framework will be continuously monitored over the life of the framework. Quarterly performance scores are obtained on all live projects followed by the collection of extensive performance scores at contract completion. These scores are monitored by the framework management teams and action taken including suspension or improvement plans where necessary. Options to suspend firms have been increased from previous frameworks to address under performance.

Procurement Process

- 8 The following procurement procedure was adopted following approval to proceed being granted on 16th July 2021:
 - Single stage open process (i.e., no separate pre-qualification/PAS91 stage).
 - Contract notices were published on 19th October 2021.
 - The framework was also advertised on YORtender.
 - In addition, details of the opportunity were included in a press release which appeared on Construction Enquirer and Construction News websites, both having national coverage. Details were also uploaded to the YORhub.com website and included in the YORhub newsletter. All of these communications included links to the tender documentation. Additional articles appeared in three other web publications, these being the construction index, the business desk/Yorkshire and construction global. Supply Chain Network also included details of the opportunity in their newsletter.
 - To maximise interest, tenderers were given two months to prepare their bids which is much longer than would usually be allowed.
- 9 Three virtual tender briefing events were delivered on Zoom 4th, 9th and 18th November 2021. Recordings were also made available for anyone who couldn't attend the briefing events. Two amendments were issued during the tender period dealing with minor textual amendments. Four formal clarifications were issued that included 113 queries raised by tenderers during the tender period and the responses provided. All queries raised and responses are also recorded on the tender issue log.
- 10 Tenders were opened on 17 December 2021 by East Riding of Yorkshire Council in their capacity as lead authority and 42 tenders were returned plus 1 from a travel company that appears to have been submitted in error with no valid tender and has therefore been excluded from the evaluation.

156 expressions of interest were initially logged on to the tender profile on the YORtender Website. We note that many firms who looked at the tender documents were consultants or were tier 2 or 3 firms in the supply chain who would not have been able meet our requirements.
- 11 Tenderer information and scoring spreadsheets were distributed by email to enable the cross-collaborative authority assessment teams made up of individuals from East Riding of

Yorkshire Council, Leeds City Council, Sheffield City Council and Scarborough Borough Council to assess them. The assessment team was carefully selected on the basis of their strengths and experience of the subject matter being assessed. A tender scoring guidance document was issued to members of the assessment team to support them in scoring price and quality questions.

Evaluation of Tender Submissions

Stage 1: Selection Criteria (Minimum Standards)

12 Tenders were assessed for compliance with minimum standards for financial, legal, health and safety and equal opportunities matters in accordance with the requirements in PAS91:2013+A1:2017 and the Public Contracts Regulations 2015. They were also scored against a common objective scoring regime for contractual experience and references for completed projects. Tenders were required to achieve a minimum threshold score of 55% for these elements in order for their tender award criteria to be assessed as detailed below. Eighteen applicants failed this threshold in one or both lots. In alphabetical order they were as shown below for the Lots indicated:

- Andrew Johnson Construction Ltd - Lot 1
- Britcon (UK) Ltd - Lot 2
- Chameleon Business Interiors - Lot 1
- Common Lane Consultancy Ltd - Lots 1 & 2
- Hobson & Porter Ltd - Lot 3
- J Greenwood Builders Ltd - Lot 2
- Jamieson Contracting (North West) Ltd - Lot 1
- JC Services & Son Ltd - Lot 1
- Kier Services Ltd Lot T/A Kier Places - Lot 1
- Pacy & Wheatley Ltd - Lots 1-3
- PDR Construction Ltd - Lot 2
- RH Fullwood & Co Ltd - Lot 2
- S Voase Builders Ltd – Lot 3
- Seddon Construction Ltd - Lot 2
- Sewell Construction Ltd & Illingworth and Gregory Ltd - Lot 1
- TH Michaels (Construction) Ltd – Lot 1
- Tilbury Douglas Construction Limited - Lot 2
- Walter West Builders Ltd - Lot 1

Number of Tender Submissions Received

13 **Lots 1 & 2** – 20-24 firms applied for a place on Lot 1 and 19-22 firms applied for a place on Lot 2 dependent on the area. It is considered that there is a good range of experienced firms recommended for appointment to Lot 1 & 2 in all areas.

Lot 3 - the number of bids for the housing Lots were lower than required. Dependent on the area 6-7 firms applied for a place on Lot 3. This compares with up to 12 applicants respectively for the equivalent Lots for YORbuild2. Low levels of interest were expected given the low levels interested in the YORbuild3 Medium framework housing Lot awarded earlier this year. To try and address this, some additional work was done to make housing firms on other frameworks aware of the opportunity. There could be a number of reasons for lower levels of interest:

- o Some rationalisation in the industry which has seen a reduction in the number of firms, either through business failures or mergers.
- o Splitting the frameworks into minor, medium and majors has had the desired effect of dissuading larger firms for applying for lower value lots where they may only be interested in projects at the upper end of lot values.
- o There are fewer firms operating in the market for public sector new housing compared with general building.
- o Financial returns are much lower than national volume house builders would be prepared to accept
- o New build standards are generally higher than for the private sector
- o Sites are generally smaller and ground conditions and locations can be more challenging
- o Turnover through YORbuild2 housing lots was much lower than expected which may have discouraged some firms.

Despite the lower numbers of bids than expected for Lot 3 we still propose to award the new housing lots which offer a small number of competent housebuilding firms. If levels of interest in call-off projects for some housing projects are lower than required, the council retain the option of conducting open tenders outside of the frameworks. In addition, over the next year or so we are planning to create new dedicated Modern Method of Construction (MMC) housing frameworks to augment our housing offer and extensive market engagement will take place to ensure these are as attractive to the market as is possible.

Stage 2: Award Criteria:

- 14 Tenderers that successfully passed the minimum standards assessment had their submission assessed on the basis of the following evaluation criteria, 40% price, 50% quality (half of which is social value) and 10% in support of YOR4Good/ social value initiatives. The price element was previously 50% on YORbuild2 but has been reduced to 40% for the following reasons:
- it discourages a ‘race to the bottom’
 - it enables greater focus on quality aspects and collaboration which are key aims of the Construction Playbook
 - the framework pricing model only captures a small element of works costs (estimated 10% to 25%) and reducing this to 40% of the evaluation is still at a level that should avoid price manipulation and requires bidders to price at commercially competitive levels.
- 15 The price evaluation comprised NEC4 and JCT Fee percentages, Design on-costs and a Schedule of rates to capture preliminaries costs comprising People, Plant and Site accommodation, equipment adjustment percentage, with weightings as summarised in table A below:

Table A		
	All Lots	
Not to exceed		Not to exceed
a) Pricing element	Weighting (%)	Pricing element
b)		
c) NEC4 Fee %'s (Tables 4.2.1, 4.2.2 & 4.2.4 from Volume 4)	25	NEC4 Fee %'s (Tables 4.2.1, 4.2.2

		& 4.2.4 from Volume 4)
d) NEC4 Design on-costs (Table 4.2.3 from Volume 4)	5	NEC4 Design on-costs (Table 4.2.3 from Volume 4)
e) JCT Design (Table 4.2.7 from Volume 4)	5	5
f) Schedule of Rates (Table 4.2.8 from Volume 4)		
• Equipment/Plant	10	10
• Site Accommodation	15	15
• People	15	15
Total	100	100

16 The quality evaluation consisted of the same 6 questions for both Lots and is summarised in table B below:

17 Table B			
18 Question No.	19 Heading/Subject		20 Weighting (%)
21 1	22 Contract		23 25
24 2	25 Social and Environmental Value		26 20
27 3	28 Supply Chain		29 20
30 4	31 Framework Management		32 15
33 5	34 a) Best Practice – Lot 1&2 only	35 b) Housing Best Practice – Lot 3 only	36 20
37 TOTAL			38 100

39 Social Value Offer was a new evaluation element being introduced into these frameworks and was assessed in accordance with offers made by tenderers in Table C below. Bidders could make an offer against selected TOMS headings or as a percentage of contract spend:

Theme: Social: Healthier, safer and more resilient communities										
TOMs Reference	Outcome	Measure	Unit	Proxy	Lot 1: Typical €0.5m project		Lot 2: Typical €2.5m project		Lot 3: Typical €2m project	
					Supplier Offer	Value (Proxy * supplier offer)	Supplier Offer	Value (Proxy * supplier offer)	Supplier Offer	Value (Proxy * supplier offer)
NT24	Crime is reduced	Initiatives aimed at reducing crime (e.g. support for local youth groups, lighting for public spaces, etc.)	€ invested including staff time	€1.00		€0.00		€0.00		€0.00
NT25	Creating a healthier	Initiatives to be taken to tackle homelessness (supporting temporary housing schemes, etc.)	€ invested including staff time	€1.00		€0.00		€0.00		€0.00
NT26	Creating a healthier community	Initiatives taken or supported to engage people in health interventions (e.g. stop smoking, obesity, alcoholism, drugs, etc.) or wellbeing initiatives in the community, including physical activities for adults and children	€ invested including staff time	€1.00		€0.00		€0.00		€0.00
NT27	Vulnerable people are helped to live	Initiatives to be taken to support older, disabled and vulnerable people to build stronger community networks (e.g. befriending schemes, digital inclusion clubs)	€ invested including staff time	€1.00		€0.00		€0.00		€0.00
NT28	More working with the	Donations or in-kind contributions to local community projects (€ & materials)	€ value	€1.00		€0.00		€0.00		€0.00
NT28	More working with the	Donation to YOR4Good Fund to be used for local community projects (€)	€ value	€1.00		€0.00		€0.00		€0.00
NT29	More working with the	No. of hours volunteering time provided to support local community projects	No. staff volunteering hours	€16.36		€0.00		€0.00		€0.00
NT47	Safeguarding the natural	Donations or investments towards expert designed sustainable reforestation or afforestation initiatives	€ value/€ invested including staff time	€1.00		€0.00		€0.00		€0.00
NT63	Creating a healthier community	Initiatives to support rough sleepers – including training for security and night staff, opening up facilities spaces (e.g. showers or additional	€ invested including staff time	€1.00		€0.00		€0.00		€0.00
					Total	€0.00	Total	€0.00	Total	€0.00

Percentage Offer	Value (€0.5 * supplier offer)	Percentage Offer	Value (€2.5m * supplier offer)	Percentage Offer	Value (€2m * supplier offer)
	€0.00		€0.00		€0.00

Alternative option: - commit to a percentage of contract spend. Suppliers will deliver this

Table C

40 Comments on the results of the scoring for price, quality and social value are given in paragraphs 41-44 "Technical Analysis" below.

Technical Analysis

- 41 The invitation to tender documentation included clauses that tenders may be rejected in the event of abnormally low rates/ prices, or unacceptably high rates/prices.
- In general rates were considered to be at market levels although a number of clarifications relating to obvious errors were requested from some of the shortlisted tenderers. All firms subsequently provided satisfactory responses that resolved these issues.
 - Two firms submitted high Social Value Offers and were asked to demonstrate how these could be achieved on call-off contracts. Both firms have subsequently clarified their offers included an arithmetical error. These errors have been corrected, in line with the correction of errors clauses within the instructions for tendering.
 - Some other tenderers isolated rates initially appeared to be high or low but were considered to be within a normal range after all tendered prices were laid out side by side and reviewed in detail.
- 42 In summary 24 of the 42 firms who submitted a tender are recommended for appointment.
- 43 It is considered that the maximum number of 12 firms should be appointed to Lot 1 & 2 in all areas and 3-5 firms to Lot 3 based upon numbers satisfying minimum standards. Twelve firms may appear to be a high number to appoint for Lots 1 & 2 but experience of low tender returns on YORbuild2 during periods where the market was buoyant shows this to be a necessity to maintain competition. A higher number of firms appointed also deals with the issue of mergers/ acquisitions or business failure over the four to six-year life of the frameworks.
- 44 In accordance with Instructions to Persons Tendering all minimum standards will be rechecked prior to appointment, in particular the tenderers economic and financial capacity.

In the event that such checks show any tenderers fail minimum standards it is recommended that delegated authority is given to the YORhub Board member from East Riding of Yorkshire Council as the YORhub host authority, and the YORhub Joint Chair of Operations from the North & East Area as the procurement lead, to jointly agree to remove a supplier or replace that supplier with another (in ranking order) where one exists. If such a scenario arises a YORbuild Minor Works supplementary report to this one will be taken to the next YORhub Board meeting detailing any changes.

What consultation and engagement has taken place?

- 45 Consultation has already taken place with the framework agreement users across the region which has resulted in a number of proposed changes including the use of the NEC4 as the preferred contract (but retaining other options such as JCT) and appointing 12 organisations to each lot to overcome the issue of not having sufficient tender lists.
- 46 Consultation has also taken place with the relevant Executive Member, Director and Senior Officers in City Development. PACS and housing colleagues have also been consulted with at relevant points during the process as well as being fully involved in the tender evaluation and decision making process.

What are the resource implications?

- 47 PACS have been fully involved in the evaluation of the bids received. This is important since once the framework is implemented PACS will be managing the West Yorkshire region of the framework as they currently do for YORbuild2.

What are the legal implications?

- 48 This report is a Significant Operational Decision as a consequence of the original Key Decision. A notice was published on the List of Forthcoming Key Decisions on 14th May 2021 and the accompanying report was published on 30th June 2021. There are no grounds for keeping the contents of this report confidential under the Access to Information Rules.

[Council and democracy \(leeds.gov.uk\)](https://leeds.gov.uk/council-and-democracy)

- 49 The new framework agreement will aim to comply with all Government Construction Strategy requirements relating to effective framework agreements. In addition, it will be aligned with the Construction Playbook and Social Value Toolkit.
- 50 The standstill process has been concluded and no challenges were received. A contract award notice will be published on Find a Tender and Contracts Finder.
- 51 A decision to place a call-off under the framework agreement will not be treated as consequential upon the decision to enter into the framework agreement. A Delegated Decision based on the value (estimated if necessary) and impact of the procurement will be taken for each call-off (or linked bundle of call-offs).

What are the key risks and how are they being managed?

- 52 If approval is not given to proceed then there will be no framework in place which means that the council will not be able to comply with their Contract Procedure Rules (CPRs) and potentially public contract regulations. Although there are other frameworks approved for use, they are managed externally to the council and typically the framework fees are higher. In addition to this YORbuild is a source of income to the council.

53 Notable risks of proceeding are:

- There is risk that the new framework will not be in place for use when YORbuild2 expires in August 2022, given the time required to procure YORbuild3.
- YORbuild2 can only be used if the call off contract award can be concluded before the framework expires in August 2022, so although there will be some overlap with the two frameworks, it is likely that YORbuild3 will become the default framework once awarded due to the above factor.
- Therefore, considering the two points above there is a risk, if as an example a typical call off procedure will take 4 months from inception to contract award, then currently it is challenging to use YORbuild2 for new procurement activity with it expiring in August 2022.
- The potential risk of a contractor challenge and worst case scenario, court costs. To mitigate this risk the board have maintained robust procurement compliance checks.
- The risk of contractors failing the due diligence checks or dropping out shortly after contract award which happened in some instances with YORbuild2 meaning that the optimum number of contractors in each lot was not achieved. The number of contractors appointed to a Lot has always been based on a number of conflicting factors including being high enough to maintain competition, but low enough to keep contractors interested/ competitive tension. YORbuild3 will include a review on increasing the number of contractors appointed to each lot. The YORhub Management System processes/ data information will be improved to allow fee invoicing as early as possible.

Does this proposal support the council's 3 Key Pillars?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 54 The new framework agreement will continue to work with organisations who can support the council's 3 Key Pillars. An example is how contracts awarded from this framework will support health and wellbeing through ensuring quality and accessible homes, support inclusive growth by improving the housing stock.
- 55 The improvement projects to the Council housing stock and sector are part of the Council's ongoing strategy to undertake repair and improvement works to high rise council housing buildings in Leeds, to improve energy efficiency and reducing carbon emissions as part of the climate emergency agenda. Consequently, projects will contribute to the Best Council Plan outcomes of tackling fuel poverty and the climate emergency by improving energy performance in homes and supports the outcome of everyone living in good quality, affordable homes.
- 56 YORhub have been a member of the Cabinet Office Construction Playbook Steering group for both the original version published in December 2020 that is mandatory for all government departments and the revised version currently being drafted. This has allowed us to ensure that the YORbuild3 frameworks are Construction Playbook compliant including for net zero that forms an important part of the Construction Playbook. In addition sustainability has been a key theme of the YORhub frameworks since they were first launched in December 2009 that has evolved over the years to match best practice and latest advice and initiatives. There is a Waste and Carbon champion who is developing carbon KPIs and will be supporting framework contractors with the drive towards net zero carbon. YORhub have also engaged with Leeds Beckett University to sponsor a PhD student who is conducting research in this area, with a view to assisting YORhub and our framework contractors to achieve net zero carbon in the future.

- 57 The framework agreement will support Employment and Skills on all projects, and it is mandatory for contractors to agree and carry out the employment and skills submission, creating employment growth and opportunity for training and development.
- 58 The framework agreement will continue to have a Supply Chain Engagement Programme focussed on utilising, promote and develop SME's and local suppliers, as well as creating opportunities for the local supply chain.

Options, timescales and measuring success

a) What other options were considered?

- 59 The YORhub suite of frameworks have been successful to date and there is the appetite in the region to continue with them, so any other options about not continuing with a successor to YORbuild2 were soon discounted. There are other frameworks available for public sector organisations such as Efficiency North, Fusion21, SCAPE, Northern Housing Consortium and Procurement for Housing which are always available for use. These are still options if an expression of interest from a YORbuild framework does not generate enough interest and/or does not cater for a more specialist requirement.

b) How will success be measured?

- 60 80% of projects are rated green in the most recent RAG (Red-Amber-Green) Report Assessment from January 2022.
- 61 The new framework agreement will simplify the performance management approach and reduce the list from 5 to 2 items, retaining post completion Key Performance Indicator's and quarterly Red-Amber-Green scores which ties in with the Construction Playbook. The previous approach was resource intensive and difficult to manage. To compensate for the loss of some measures (and to make them more responsive) options are being increased for temporarily suspending organisations from the framework to compensate for the loss of some formal performance measures and make them more responsive.
- 62 Performance Management – the performance of suppliers appointed to the framework will be continuously monitored over the life of the framework. Quarterly performance scores are obtained on all live projects followed by the collection of extensive performance scores at contract completion. These scores are monitored by the framework management teams and action taken including suspension or improvement plans where necessary. Options to suspend organisations have been increased from previous frameworks to address under performance.
- 63 Framework usage will also be closely monitored to ensure that expectations are being realised and to also identify whether further framework publicity would be beneficial.

c) What is the timetable for implementation?

- 64 The current Yorbuild2 contract expires on 8th August 2022 and this replacement framework agreement needs to be implemented prior to this date to enable continuity of service. Therefore, all contracts utilising the framework agreement need to be awarded prior to the expiry date of the framework.

Appendices

Appendix A – YORbuild3 Minor Works Framework Agreement Tender Assessment

APPENDIX A – YORBUILD3 MINOR WORKS FRAMEWORK AGREEMENT TENDER ASSESSMENT

- The Tables below show the final combined price/quality/social value score for each tenderer.
- Contractors shaded green in the tables below are recommended for appointment to the YORbuild3 Minor Works Contractors Framework Agreements.
- The maximum number of contractors allowed have been recommended for Lot 1 in the East and West areas but this number is lower for the housing lots as there were insufficient bidders responding and satisfying minimum standards.

Lot 1

Company Name	Location	Overall Total
JP Developers Ltd	Hull	96.00
R H Fullwood & Co Ltd	Pontefract	76.85
William Birch & Sons Ltd	York	74.78
Tolent Construction Ltd	Leeds	71.86
F Parkinson Ltd	York	70.55
Bermar Building Co Ltd	Bradford	68.91
Trios Facilities Management Ltd	Leeds	68.08
S Voase Builders Ltd	Hull	68.05
Geo Houlton & Sons Ltd	Hull	58.79
Morris & Spottiswood Ltd	Leeds	54.94
C D Potter & Sons Ltd	Barnsley	52.55
Hobson & Porter Ltd	Hull	44.43
Aspect Building Solutions Ltd	Leeds	38.76
Chameleon Business Interiors Ltd	Hull	FAILED MINIMUM STANDARDS
Common Lane Consultancy Ltd	Rotherham	FAILED MINIMUM STANDARDS
Jamieson Contracting (North West) Ltd	Hyde	FAILED MINIMUM STANDARDS
Kier Services Ltd T/A Kier Places	Sheffield	FAILED MINIMUM STANDARDS
Pacy & Wheatley Ltd	Doncaster	FAILED MINIMUM STANDARDS

Sewell Construction Ltd & Illingworth and Gregory Ltd	Hull	FAILED MINIMUM STANDARDS
Walter West Builders Ltd	Dewsbury	NON-COMPLIANT BID

Lot 2

Company Name	Location	Overall Total
William Birch & Sons Ltd	York	80.02
Kier Services Ltd T/A Kier Places	Sheffield	79.23
Sewell Construction Ltd & Illingworth and Gregory Ltd	Hull	78.34
F Parkinson Ltd	York	74.28
Esh Construction Ltd	Bowburn	70.12
Bermar Building Co Ltd	Bradford	68.75
Tolent Construction Ltd	Leeds	67.51
Equans Regeneration Ltd	Rotherham	59.07
Hobson & Porter Ltd	Hull	58.22
Morris & Spottiswood Ltd	Leeds	55.51
Geo Houlton & Sons Ltd	Hull	55.48
P Casey & Co Ltd	Rochdale	37.16
Fortem Solutions Ltd	Letchworth Garden City	22.71
Britcon (UK) Ltd	Scunthorpe	FAILED MINIMUM STANDARDS
Common Lane Consultancy Ltd	Rotherham	FAILED MINIMUM STANDARDS
J Greenwood (Builders) Ltd	Chadderton	FAILED MINIMUM STANDARDS
Pacy & Wheatley Ltd	Doncaster	FAILED MINIMUM STANDARDS
R H Fullwood & Co Ltd	Pontefract	FAILED MINIMUM STANDARDS
Tilbury Douglas Construction Ltd	Castleford	FAILED MINIMUM STANDARDS

Lot 3

Company Name	Location	Overall Total
Tolent Construction Ltd	Leeds	87.93
Morris & Spottiswood Ltd	Leeds	85.09
Geo Houlton & Sons Ltd	Hull	67.72
P Casey & Co Ltd	Rochdale	50.81
Hobson & Porter Ltd	Hull	FAILED MINIMUM STANDARDS
Pacy & Wheatley Ltd	Doncaster	FAILED MINIMUM STANDARDS