



SCOTTISH  
PROCUREMENT  
ALLIANCE

# New Build Housing Construction

1ST AUGUST 2022 – 31ST JULY 2026





SPA provides compliant procurement solutions, which can be used by any organisation that is fully publicly or partially publicly funded to procure any works, products or services for consultancy, construction, refurbishment and maintenance projects.v

SPA have over 120 Partners in Scotland comprising of Local Authorities, social landlords and other public sector bodies.

All SPA frameworks have been established in strict compliance with the Scottish public sector procurement regulations for use by public sector organisations in Scotland.

#### Scottish Procurement Alliance (SPA)

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## ABOUT THIS FRAMEWORK

CN 2021/S 000-016926, CAN 2022/S 000-020757, PCS JUL455037

This SPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the development of new build housing projects and associated works including development agreements and land purchases.

This framework agreement can be used for but not limited to:

- Traditional housing – houses, bungalows, flats, apartments
- Care homes, extra care and supporting living accommodation
- Student accommodation
- Conversion of commercial buildings for residential use
- Rooftop developments
- Medium to high rise housing
- Key worker accommodation
- Net Zero Carbon and low energy buildings
- Mixed use sites – i.e. housing but where may also contain community, or commercial buildings etc
- Development agreements and land purchases.
- Associated civil engineering and Infrastructure works – where required for development of the site
- Site demolition and clearance



The tender was carried out in strict accordance with the Scottish public sector procurement regulations. Places on the framework were awarded to 19 different suppliers in six workstreams and across five regional lots.

The term of the framework is from **1st August 2022 to 31st July 2026**. However, individual call-off projects can be completed beyond the four-year duration of the framework if the call off contract is awarded prior to the framework expiry date.

#### LHC Lifetime Values

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

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

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

# ABOUT THIS FRAMEWORK

## WORKSTREAM OPTIONS

### Workstream 1\* - Low Rise Housing up to 11m floor height

Encompasses all low rise housing up to 11m in height but typically up to 4 storeys high – houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed used sites.

### Workstream 2\* - Construction of Independent, Assisted and Residential Care Housing

Covers the provision of specialist housing including Care Homes, Extra Care Housing, Sheltered Housing and Assisted Living Housing

### Workstream 3\* - Medium to High Rise Developments with floor heights above 11m

Covers projects for Medium to High rise developments with floor heights above 11m covering (but not limited to) flats/apartments, key worker accommodation and mixed use projects.

### Workstream 4\* - Refurbishment, Conversions, Extensions and Adaptations

Allows for a variety of projects including (but not limited to) the following types of projects:

- Refurbishment of individual properties
- Extensions and upgrades of existing properties for adaptations
- Extension of existing buildings
- 'Room on the roof' adaptations
- Conversion of commercial properties to residential use
- Adaptations of existing areas within residential properties (e.g. conversion of public areas to flats, infill projects, garage conversions etc)

#### Workstreams 1 - 4

\*Where required associated groundworks, demolition works and other associated works can be included in a call off project.

Six project unit bands:	
up to 9 units	– Build only
up to 9 units	– Design and Build
10 to 30 units	31 to 50 units
51 to 100 units	over 100 units

Two project unit bands:	
up to 65 units	
over 65 units	

Two project bands for Medium rise and High Rise buildings:	
Medium Rise developments with floor heights between 11m and 30m	
High Rise developments with floor heights over 30m	

Two project value bands:	
up to £2m	
over £2m	

# ABOUT THIS FRAMEWORK

## WORKSTREAM OPTIONS CONTINUED

### Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects

The scope of Workstream 5 has been designed to allow for the procurement of the following works as standalone works:

- Site set up
- Retaining walls
- Drainage and services
- Site hoarding
- Temporary service to site
- Associated works
- Adoptable roadways
- Street lights
- Main foul and surface water drainage
- Civils work that may be required
- Ground stabilisation
- Geotechnical and exploratory ground investigation and surveys

Two project value bands:
up to £2m
over £2m

### Workstream 6 - Demolition, Decontamination and Associated Site Enabling Works

The scope of Workstream 6 includes the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services
- Separation from existing buildings
- Decontamination
- Ground improvement and/or compaction
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

Two project value bands:
up to £750k
over £750k

### Workstream Super Lots

Under each workstream a Super Lot is operated where a Partner may carry out a mini competition to all other companies within the workstream if they do not receive sufficient expressions of interest from those companies within their region (subject to restrictions).



# TENDER AND EVALUATION PROCESS

## CONTINUED

This Framework was Tendered via a two stage Restricted Procedure with an initial Selection Questionnaire stage followed by shortlisted tenderers being invited to submit an Invitation to Tender (ITT) response.

### Selection Questionnaire Documents & Evaluation

Applicants were required to complete the Single Procurement Document (SPD) Questionnaire which included:

#### Financial Due Diligence

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

In addition to the financial stability assessment, applicants were assessed on their average turnover for the past 4 years by comparison to the minimum turnover requirements for the lots they have applied for. The minimum annual turnover requirements for each workstream are as follows:

#### Workstream 1 - Low Rise Housing up to 11m Floor Height

Lot	Description	Minimum Turnover
1/2	Up to 9 Units	£3.5m
3	10 to 30 Units	£7m
4	31 to 50 Units	£15m
5	51 to 100 Units	£35m
6	100 + units	£60m

#### Workstream 2 - Construction of Independent, Assisted, and Residential Care

Lot	Description	Minimum Turnover
7	Up to 65 units	£15m
8	Over 65 units	£35m

#### Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m

Lot	Description	Minimum Turnover
9	Medium Rise Buildings (11 to 30m height)	£15m
10	High Rise Buildings (Above 30m height)	£35m

#### Workstream 4 - Refurbishment, Conversions, Extensions and Adaptations

Lot	Description	Minimum Turnover
11	Up to £2m	£3.5m
12	Over £2m	£6m

# TENDER AND EVALUATION PROCESS

## CONTINUED

#### Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects

Lot	Description	Minimum Turnover
13	Up to £2m	£3.5m
14	Over £2m	£6m

#### Workstream 6 - Demolition, Decontamination and Associated Site Enabling Works

Lot	Description	Minimum Turnover
15	Up to £750k	£1m
16	Over 750k	£2m

#### Accreditations and Certifications

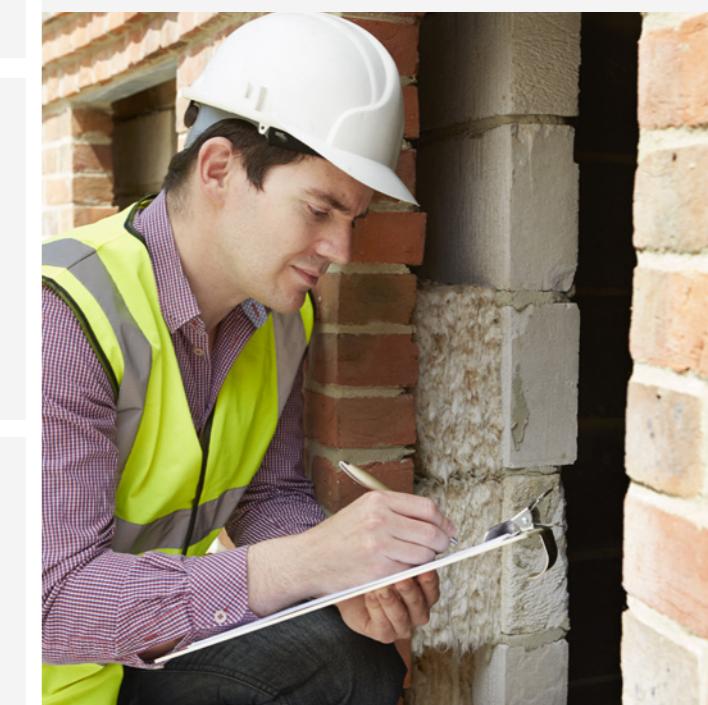
Applicants must provide evidence they have in place the relevant **health and safety, environmental, equality, warranties and quality systems** listed below to be considered eligible for the Framework.

#### Environmental Management

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

#### Quality Management

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



#### Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with ISO 45001 (or equivalent).

#### Compliance with Equality Act 2010

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

#### Warranties

Applicants were required to offer a minimum 10-year warranty for all new build projects via NHBC or equivalent body. A 12-year warranty may be required by clients for rental properties.

## TENDER AND EVALUATION PROCESS

CONTINUED

### Minimum Insurance Cover

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

Workstream 1 - Low Rise Housing up to 11m Floor Height					
Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
1/2	Up to 9 Units	£5m	£5m	£2m	£2m
3	10 to 30 Units	£10m	£10m	£2m	£2m
4	31 to 50 Units	£10m	£10m	£2m	£5m
5	51 to 100 Units	£20m	£20m	£5m	£5m
6	100 + units	£20m	£20m	£10m	£10m

Workstream 2 - Construction of Independent, Assisted, and Residential Care					
Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
7	Up to 65 units	£10m	£10m	£5m	£5m
8	Over 65 units	£20m	£20m	£10m	£10m

Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m					
Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
9	Medium rise buildings (11m to 30m height)	£10m	£10m	£5m	£5m
10	High rise buildings (Above 30m)	£20m	£20m	£10m	£10m

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptations					
Lot	Description	Employers Liability	Public Liability	Product Liability	Professional Indemnity
11	Up to £2m	£5m	£2m	£2m	£2m
12	Over £2m	£5m	£5m	£5m	£5m

Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects					
Lot	Description	Employers Liability	Public Liability	Professional Indemnity	
13	Up to £2m	£5m	£5m	£2m	
14	Over £2m	£10m	£10m	£5m	

## TENDER AND EVALUATION PROCESS

CONTINUED

### Workstream 6 - Demolition, Decontamination and Associated Site Enabling Works

Lot	Description	Employers Liability	Public Liability	Professional Indemnity
15	Up to £750k	£5m	£5m	£2m
16	Over £750k	£10m	£10m	£5m

#### Stage 1: SPD - Prequalification Stage

Applicants were required to obtain a quality score of 50% or above to progress to the ITT stage.

**40% -** Technical quality questions      **40% -** Three relevant case studies      **20% -** Regional capability questions

#### Stage 2: Invitation to Tender (ITT)

The ITT evaluation process comprised two main elements, requiring tenderers to respond to technical and quality questions and to complete a pricing schedule.

The ITT assessment weighting is 80/20 Quality/Price criteria with the sum of both scores establishing the Most Economically Advantageous Tenders (MEAT).

#### Quality Weighting 80%

General Quality Questions	<b>20%</b>
Lot Specific Technical Questions	<b>40%</b>
Regional Capability Questions – SPA Lifetime Values	<b>20%</b>

#### Price Weighting 20%

Workstream 1
Construction Scenario
<b>7.5%</b>
New Build Management Fees JCT Contracts
<b>5.0%</b>
New Build Management Fees NEC Contracts
<b>5.0%</b>
New Build Management Fees Other Type of Contract
<b>2.5%</b>
Workstreams 2 - 6
New Build Management Fees JCT Contracts
<b>7.5%</b>
New Build Management Fees NEC Contracts
<b>7.5%</b>
New Build Management Fees Other Type of Contract
<b>5.0%</b>



**80%**  
Quality

**20%**  
Price

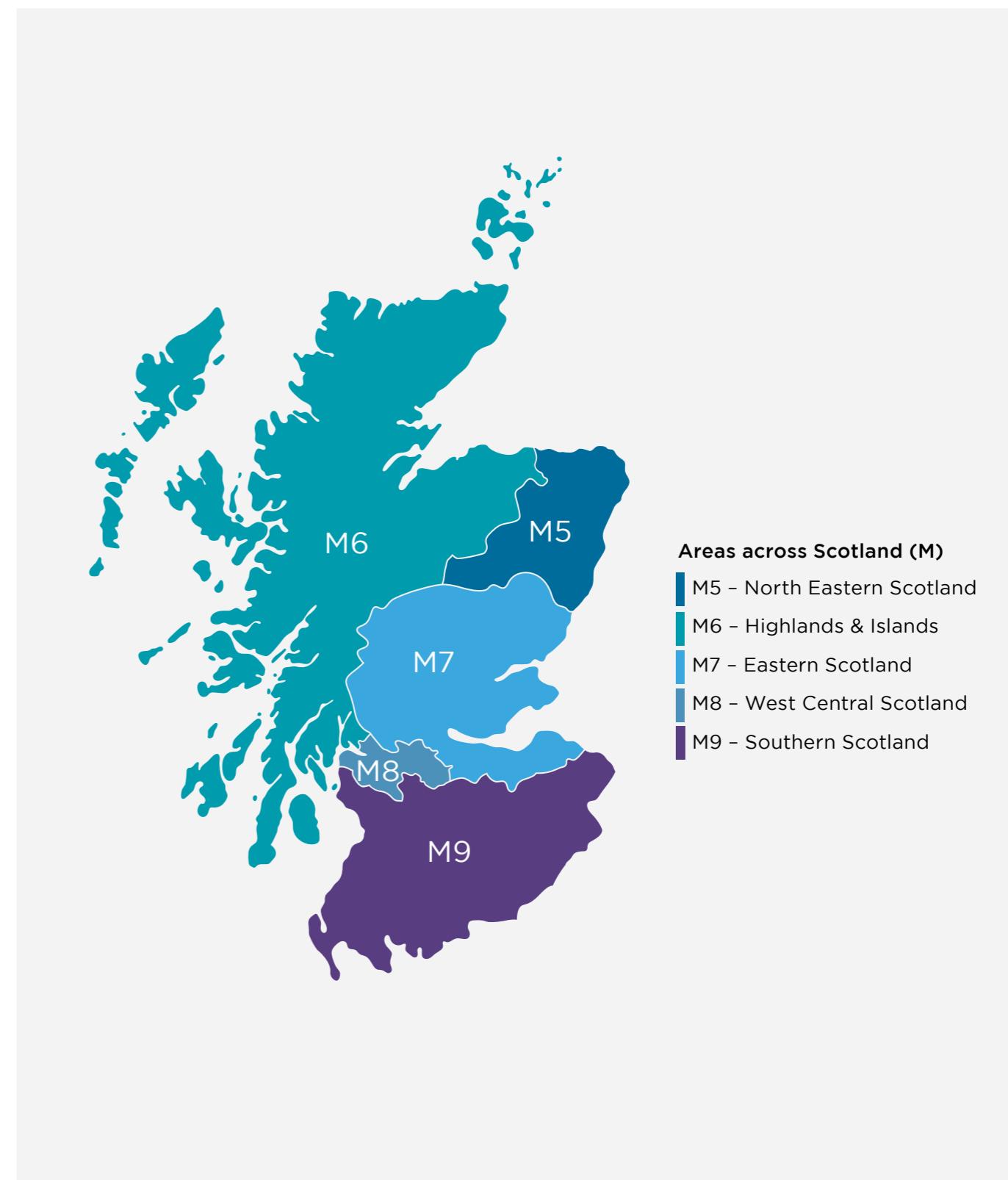
## APPOINTED COMPANIES

ACROSS SCOTLAND



## APPOINTED COMPANIES

REGION COVERAGE



## APPOINTED COMPANIES

### WORKSTREAM 1

	North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
<b>Up to 9 units – Build only</b>					
AS Homes (Scotland)			✓	✓	✓
Bancon Construction	✓	✓	✓		
Campion Homes			✓		
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts			✓	✓	✓
Compass		✓			
JR Construction (Scotland)			✓	✓	✓
Marshall Construction			✓	✓	
McTaggart Construction			✓	✓	✓
Morrison Construction	✓	✓	✓		
Ogilvie Construction	✓		✓	✓	✓
<b>Up to 9 units – Design and Build</b>					
AS Homes (Scotland)				✓	✓
Bancon Construction	✓	✓	✓		
Campion Homes				✓	
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts			✓	✓	✓
Compass		✓			
Connect Modular	✓	✓	✓	✓	✓
JR Construction (Scotland)			✓	✓	✓
Marshall Construction			✓	✓	
McTaggart Construction			✓	✓	✓
Morrison Construction	✓	✓	✓		
Ogilvie Construction	✓		✓	✓	✓
<b>10 to 30 units</b>					
AS Homes (Scotland)					✓
Ashleigh (Scotland)					✓
Bancon Construction	✓	✓	✓		
Campion Homes				✓	
CCG (Scotland)			✓	✓	✓
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓		✓	✓	✓
Compass		✓			
Cruden Partnerships			✓	✓	✓
JR Construction (Scotland)			✓	✓	✓
Lovell Partnerships	✓		✓	✓	✓
Marshall Construction				✓	
McTaggart Construction			✓	✓	
Morrison Construction	✓	✓			
Ogilvie Construction	✓	✓	✓	✓	✓
Robertson Construction Group	✓	✓		✓	

## APPOINTED COMPANIES

### CONTINUED

	North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
<b>31 to 50 units</b>					
Bancon Construction	✓		✓		
Campion Homes					✓
CCG (Scotland)					✓
CHAP Group (Aberdeen)	✓		✓		
Clark Contracts	✓				✓
Compass				✓	
Cruden Partnerships				✓	✓
JR Construction (Scotland)				✓	✓
Lovell Partnerships	✓			✓	✓
McTaggart Construction				✓	✓
Morrison Construction	✓		✓		
Ogilvie Construction	✓		✓	✓	✓
Robertson Construction Group	✓		✓		
<b>51 to 100 units</b>					
Ashleigh (Scotland)					✓
Campion Homes					✓
CCG (Scotland)					✓
CHAP Group (Aberdeen)	✓		✓		
Clark Contracts	✓			✓	✓
Cruden Partnerships				✓	✓
Lovell Partnerships	✓			✓	✓
McTaggart Construction				✓	✓
Ogilvie Construction	✓		✓	✓	✓
Robertson Construction Group	✓		✓		✓
<b>over 100 units</b>					
CCG (Scotland)				✓	✓
Clark Contracts	✓			✓	✓
Cruden Partnerships				✓	✓
Lovell Partnerships	✓			✓	✓
McTaggart Construction				✓	✓
Ogilvie Construction	✓		✓	✓	✓
Robertson Construction Group	✓		✓	✓	✓

## APPOINTED COMPANIES

WORKSTREAMS 2, 3, 4, 5 AND 6

	North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
<b>up to 65 units</b>					
Bancon Construction	✓	✓			
CCG (Scotland)			✓	✓	✓
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓				
Compass		✓			
Cruden Partnerships			✓	✓	✓
JR Construction (Scotland)			✓	✓	✓
McTaggart Construction			✓	✓	✓
Morrison Construction	✓	✓			
Robertson Construction Group	✓	✓			
<b>over 65 units</b>					
CCG (Scotland)			✓	✓	✓
Clark Contracts	✓		✓	✓	✓
Cruden Partnerships			✓	✓	✓
McTaggart Construction			✓	✓	✓
Robertson Construction Group	✓	✓	✓	✓	
<b>Floor Heights between 11m and 30m</b>					
Ashleigh (Scotland)					✓
AS Homes (Scotland)					✓
Campion Homes			✓		
CCG (Scotland)			✓	✓	✓
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓		✓	✓	✓
Cruden Partnerships			✓	✓	✓
JR Construction (Scotland)			✓	✓	✓
Marshall Construction				✓	
McTaggart Construction			✓	✓	✓
Morrison Construction	✓	✓			
Ogilvie Construction	✓	✓	✓	✓	✓
Robertson Construction Group	✓	✓	✓	✓	
<b>Floor Heights over 30m</b>					
CCG (Scotland)			✓	✓	✓
Robertson Construction Group	✓	✓	✓	✓	

Workstream 3 - Medium to High Rise Developments  
with floor heights above 11m

## APPOINTED COMPANIES

CONTINUED

	North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
<b>Up to £2m</b>					
Bancon Construction	✓	✓			
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓			✓	✓
Compass				✓	
JR Construction (Scotland)				✓	✓
McTaggart Construction				✓	✓
Morrison Construction	✓	✓	✓		
Robertson Construction Group	✓	✓	✓	✓	
<b>Over £2m</b>					
Bancon Construction	✓	✓			
CCG (Scotland)				✓	✓
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓			✓	✓
Compass				✓	
JR Construction (Scotland)					✓
McTaggart Construction				✓	✓
Morrison Construction	✓	✓			
Robertson Construction Group	✓	✓	✓	✓	✓
<b>Up to £2m</b>					
Advance Construction Scotland				✓	✓
McTaggart Construction				✓	✓
<b>Over £2m</b>					
McTaggart Construction				✓	✓
<b>Up to £750k</b>					
Advance Construction Scotland				✓	✓
Dem-Master Demolition				✓	✓
<b>Over £750k</b>					
Dem-Master Demolition				✓	✓

## APPOINTED COMPANIES

### WORKSTREAM SUPERLOTS

	North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
<b>Workstream Superlot 1 – Low Rise Housing up to 11m floor height</b>					
AS Homes (Scotland)			✓	✓	✓
Ashleigh (Scotland)				✓	✓
Bancon Construction	✓	✓	✓		
Campion Homes			✓		
CCG (Scotland)			✓	✓	✓
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓		✓	✓	✓
Compass		✓			
Connect Modular	✓	✓	✓	✓	✓
Cruden Partnerships			✓	✓	✓
JR Construction (Scotland)			✓	✓	✓
Lovell Partnerships	✓		✓	✓	✓
Marshall Construction			✓	✓	
McTaggart Construction			✓	✓	✓
Morrison Construction	✓	✓	✓		
Ogilvie Construction	✓	✓	✓	✓	✓
Robertson Construction Group	✓	✓	✓	✓	
<b>Workstream Superlot 2 – Construction of Independent, Assisted and Residential Care Housing</b>					
Bancon Construction	✓	✓			
CCG (Scotland)			✓	✓	✓
CHAP Group (Aberdeen)	✓	✓			
Clark Contracts	✓		✓	✓	✓
Compass		✓			
Cruden Partnerships			✓	✓	✓
JR Construction (Scotland)			✓	✓	✓
McTaggart Construction			✓	✓	✓
Morrison Construction	✓	✓			
Robertson Construction Group	✓	✓	✓	✓	

## APPOINTED COMPANIES

### CONTINUED

	North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
<b>Workstream Superlot 3 – Medium to High Rise Developments with floor heights above 11m</b>					
AS Homes (Scotland)					✓
Ashleigh (Scotland)					✓
Campion Homes					✓
CCG (Scotland)					✓
CHAP Group (Aberdeen)			✓	✓	
Clark Contracts		✓		✓	✓
Cruden Partnerships				✓	✓
JR Construction (Scotland)				✓	✓
Marshall Construction					✓
McTaggart Construction				✓	✓
Morrison Construction			✓	✓	
Ogilvie Construction		✓	✓	✓	✓
Robertson Construction Group		✓	✓	✓	✓
<b>Workstream 4 – Refurbishment, Conversions, Extensions and Adaptations</b>					
Bancon Construction		✓	✓		
CCG (Scotland)				✓	✓
CHAP Group (Aberdeen)		✓	✓		
Clark Contracts		✓		✓	✓
Compass					✓
JR Construction (Scotland)				✓	✓
McTaggart Construction				✓	✓
Morrison Construction		✓	✓	✓	
Robertson Construction Group		✓	✓	✓	✓
<b>Workstream 5 – Groundworks and Site Preparation for New Build Housing Projects</b>					
Advance Construction Scotland				✓	✓
McTaggart Construction				✓	✓
<b>Workstream 6 – Demolition, Decontamination and Associated Site Enabling Works</b>					
Advance Construction Scotland				✓	✓
Dem-Master Demolition			✓	✓	✓

## CALL-OFF AWARD OPTION

### THE FRAMEWORK ALLOWS PARTNERS THE OPTION OF:

**Direct award** without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

**Mini-competition**, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Partner.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

### ELIGIBILITY

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 120 publicly funded organisations throughout Scotland use SPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- Scottish Registered Social Landlords (RSL's)
- Registered Tenants Organisations (RTOs)
- Local Authorities
- Subsidiaries, Joint-Venture Companies and Arm's Length Management Organisations (ALMOs)
- NHS Scotland Boards
- Universities and Further Education Establishments
- Police Scotland
- Scottish Fire and Rescue Service
- Registered Charities

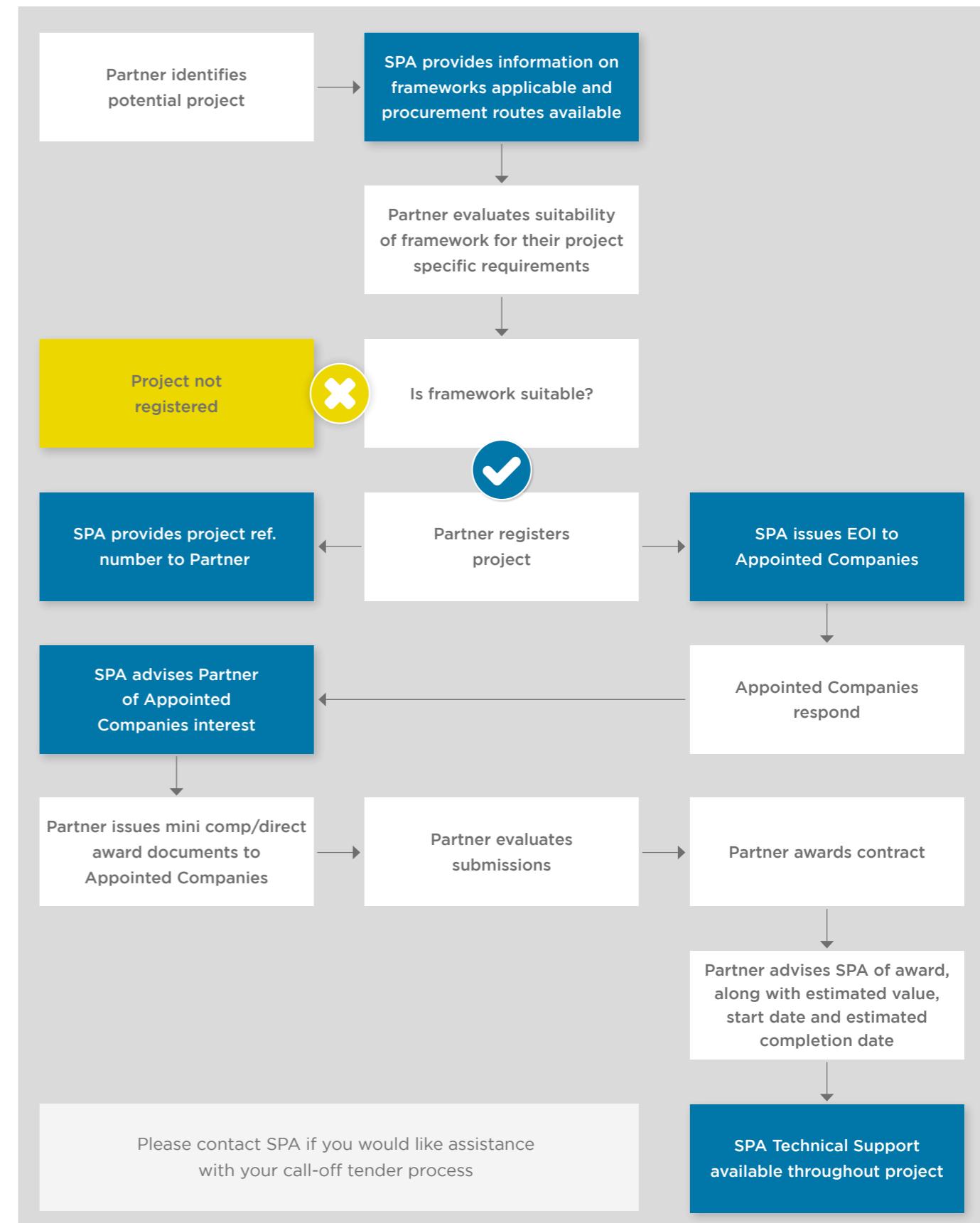
Details of those contracting authorities identified are listed at:  
[www.scottishprocurement.scot/who-we-work-with/](http://www.scottishprocurement.scot/who-we-work-with/)

### GENERAL TERMS AND CONDITIONS

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under

the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing [office@acarchitects.co.uk](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHFAC2516102017.

## THE PROCESS OF USING OUR FRAMEWORK





SPA

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In association with:

**LHC**  
PROCUREMENT GROUP

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