



## Quick Reference Guide

### New Build Residential Construction Framework Ref: 1518

A short guide on the purchase of works from the Scotland Excel  
New Build Residential Construction Framework



## Key Information

Framework ref: 1518

Start date: 26/8/2019

Initial end date: 31/7/2021

Extension Option: 31/7/2023

## Contact Details

For assistance in using this framework, call **0141 618 4010** or email **construction@scotland-excel.org.uk**

Scotland Excel  
Renfrewshire House, Cotton Street, Paisley PA1 1AR

# New Build Residential Construction 1518

## Framework Scope

The framework is designed specifically to meet the needs of the Scottish affordable housing sector and create a simple and efficient way for members and associate members to purchase new build residential properties, including all enabling and ancillary works.

It covers all types of residential properties including houses, flats, care homes, student accommodation, as well as all tenure including social rented and mixed tenure properties.

There is a specific framework specification, covering a range of the common works and elements required within various Gross Internal Floor Area (GIFA) Ranges and incorporating Housing for Varying Needs, for the following properties.

- Terraced, semi-detached and detached houses
- Cottage flats and 3, 4 and 5 storey flats
- Bungalows

The framework is split into the following lots:

- Lot 1: development of 1-15 units, build
- Lot 2: development of 1-15 units, design and build
- Lot 3: development of 16-25 units
- Lot 4: development of 26-40 units
- Lot 5: development of 41 units and over

## Five compelling reasons for using the framework

1. Easy to use, legally compliant framework which significantly reduces the time it takes to engage a contractor
2. Designed to deliver benefits for local areas through sub-contracting, employment and training opportunities
3. Social value delivered through community benefits, payment of Scottish Living Wage and opportunities for supported businesses
4. Customisable specifications include options for energy efficient designs, adaptations for varying needs, and offsite construction
5. Confirmed pricing allows immediate generation of quotes with estimated savings in the region of 2.8%

## Framework Access

The following organisations can use the framework, subject to a membership/access agreement with Scotland Excel:

- The 32 local authorities in Scotland
- Scotland Excel associate members
- Any Integration Authority, or other body, established pursuant to the Public Bodies (Joint Working) (Scotland) Act 2014.
- Advanced Procurement for Universities and Colleges.
- Scottish Registered Social Landlords.



## Key Documents

The following key documents can be found on the Scotland Excel member area [www.scotland-excel.org.uk/MembersArea](http://www.scotland-excel.org.uk/MembersArea)

- Framework Information Guide
- NBRC 1518 Framework Contract
- Contract Data Templates
- Acceptance Schedule
- Supplier Contact Information

Please refer to the Framework Contract and Information Guide for detailed information on how to use the framework.

## Framework Benefits

- Fully compliant with EU and Scottish procurement regulations
- Readily accessible contract terms, handy online pricing tool, guidance and templates to support simple and efficient use
- Pre-qualified suppliers who are BS EN ISO 9001, BS OHSAS 18001 and BS EN 14001 accredited and ready to do business in Scotland

## The benefits

- Contract management support including annual price negotiations and ongoing monitoring of the supply chain
- Transparent pricing structure provided to members which can be used for direct award or benchmarking
- Geographically split by Scottish local authority area to ensure best value contractors available in each local area
- Supports modern methods of construction e.g. offsite construction
- All suppliers pay their employees the living wage

- Terms designed to tackle poor payment in the industry and to facilitate project bank accounts
- Pre-defined community benefits, specifically focused on construction workforce skills and gaps
- Encourages local economic development with commitments to engage supported business and social enterprises and advertise new subcontracting opportunities on Public Contracts Scotland

## Awarded Contractors

Nineteen suppliers are awarded across the framework however each local authority area has been awarded circa 6-8 suppliers per lot. Information on what suppliers are awarded to your area can be found on our website.

- Andrew Shepherd Construction Ltd
- Ashleigh (Scotland) Ltd
- Bancon Construction Ltd
- CCG (Scotland) Ltd
- Central Building Contractors (Glasgow) Ltd
- CHAP Group (Aberdeen) Ltd
- City Building (Contracts) LLP
- Clark Contracts Ltd
- Cruden Investments Ltd
- D. McLaughlin & Sons Ltd
- ENGIE Regeneration Ltd
- Hadden Construction Ltd
- JR Construction (Scotland) Ltd
- McTaggart Construction Ltd
- Mears Ltd
- MM Miller (Wick) Ltd
- Springfield Properties PLC
- Stewart and Shields Ltd
- Urban Union Ltd

## How to call off from the framework

### Step 1

Ensure contract documentation includes a clear reference to “**Scotland Excel New Build Residential Framework, Ref: 1518**”.

### Step 2

Decide which work order conditions you wish to use.

- Design and Build Contract for use in Scotland (2011 or 2016 ed.)
- Standard Building Contract without Quantities for use in Scotland (2011 or 2016 ed.), or
- Standard Building Contract with Quantities for use in Scotland (2011 or 2016 ed.).

### Step 3

Determine how you will call off from the framework.

- Direct award (selection procedure), or
- Mini competition (competitive selection procedure)

Before either you can run a capability and capacity enquiry. This is entirely optional and used to determine which suppliers have available staff that are suitably qualified and experienced for the particular Work Order; or can meet any specific technical or delivery requirements, timescales or insurance requirement for the particular Work Order.

### Step 4

Complete the relevant work order information and specification, incl the Contract Data.

The specification should include as much detail as possible about the intended works in order to ensure you get accurate and commercially competitive pricing.

The Contract data should be completed, including a review of the framework standard insurance requirements (such as professional indemnity and Contractors All Risk) to ensure they are suitable and appropriate for your requirements.



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## The Direct Award Process

### Stage 1

Select the most suitable supplier based on one of the following reasons:

- Suitability of supplier's staff
- Supplier's rate
- Technical reasons e.g. equipment, facilities
- Insurance requirements
- Tender technical & commercial scores
- Financial requirements
- Urgency of the requirement
- Associated planning obligations
- Aggregate supplier performance info
- Previous performance on similar orders
- Previous related work carried out by the supplier
- Separate development agreement where electing to conclude the construction element

### Stage 2

Contact the selected supplier by issuing a Contract Data form in accordance with your chosen work order conditions (see our website for templates) and request a quotation.

### Stage 3

Receive a completed Contract Data form and quotation from the supplier.

### Stage 4

Confirm acceptance or rejection of the quote, or request a further quote.

## The Mini Competition Process

### Stage 1

Determine the type of mini competition you will undertake

- Carry technical scores from tender and reopen competition on commercials only (40% technical, 60% commercial),
- Carry some technical scores from tender and reopen competition on part technical and all commercials, or
- Reopen competition on full technical and commercials

### Stage 2

Release tender documents specific to the mini competition, ensuring compliance with the Public Contracts (Scotland) Regulations 2015. If you have selected mini competition type B or C above, ensure you state the applicable award criteria and weightings.

### Stage 3

Inform all tenderers of the outcome of the mini competition.

### Stage 4

When ready to award, ensure the Contract Data is complete for the work order conditions selected. (see our website for templates)



## Managing the Framework

Scotland Excel has an experienced and qualified framework manager dedicated to this contract who is available to provide support and guidance to you, including coming to your location and meeting with relevant people within your organisation.

In addition, the framework manager will:

- Deal with any escalated supplier management issues
- Ensure that pre-qualification requirements, such as financial checks, insurance certification and health and safety, quality and environmental certifications, for suppliers are monitored and kept up to date
- Meet with suppliers at least annually, and more regularly where necessary, to discuss matters relating to the management and operation of the framework

- Negotiate annual and exceptional price variation requests and manage the handy online website commercial tool
- Gather management information covering spend, community benefits, living wage status and KPIs around cost, quality and sustainability
- Gather feedback from purchasers on supplier performance and produce bi-annual reports
- Host an annual user group meeting with purchasers to provide an occasion to share best practice and give them the opportunity to report openly on their experience of the framework

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## Scotland Excel

Renfrewshire House  
Cotton Street  
Paisley PA1 1AR

Telephone: 0141 618 4010

Email: [construction@scotland-excel.org.uk](mailto:construction@scotland-excel.org.uk)

[www.scotland-excel.org.uk](http://www.scotland-excel.org.uk)

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**v1.0 September 2019**