SCF Residential Information Day Questions

1. **Will the presentation be available after the event?**
   Yes, the presentation from Friday 26th March as well as a transcribed version of the Q&A will be available on the SCF Residential Website (www.scfresidential.org.uk).

2. **Do you see all your tenders as Two Stage or will there be single stage as well?**
   The framework will operate exclusively under Two Stage Open Book (2SOB), but we recognise that there may be circumstances where this does not fit within a specific development so elements could be single stage procured at a client's discretion, these elements would still be expected to align with SCF's ethical and transparent standards.

3. **Will the OJEU be an open or closed procedure? Will the SQ element be the same for delivery and development?**
   The tender will be an open procedure – SQ will be the same for all the Lots.

4. **What has been the average contract value delivered under the existing framework?**
   We will provide information on this shortly.

5. **What is the definition of residential to be under the new framework? Will it include buildings over 3 stories or are you looking at house type model?**
   The main base of the contract is residential, we haven't stipulated a level of stories. We hope to see a good blend depending on geographical locations and intend to look into this further through the questionnaires.

6. **Will there be any partnership with warranty providers, or will that be on an individual project basis?**
   We would expect Housing to have NHBC (National House Building Council) 10 year warranty or equal equivalent, however, we are not expecting this to be the only route. Any different warranties will need to be discussed with the Framework and/or client.

7. **Is there a minimum turnover requirement for each lot?**
   - Lower value lots: £15 million
   - Higher value lots: £30 million

   We will look at the average over at least one of the previous three years hitting the turnover limit.

   If there are reasons specific to your organisation that you feel need to be considered, we encourage you to make note of this in the questionnaire and/or via clarification in the ITT.

8. **You talk about Contractors being chosen through a Mini Competition in the Develop, Design and Construct Lots - are these Lots for Developers or Contractors?**

The basic process will be the same regardless of the scope or service being provided, the quality and commercial requirements will be tailored to suit the needs of each particular project/client

9. **Is there an option to extend the Framework beyond the four years?**
   No, an extension would only be possible by re-procuring the Framework after the four year period.
   We are currently in a transition period with Public Contractor Supplier Regulations and currently working towards OJEU regulations, Government may change the longevity of Frameworks when the procurement Whitepaper comes out so we will keep a close eye on that to see if options to extend become available in the future.

10. **Please explain the reason for using Mini Competitions when successful Contractors would have already been approved for the Framework?**
    There will be multiple contractors on each lot, therefore Mini Competition (MC) allows clients the chance to pick which contractor will provide the best outcome for them (as it is done on a project by project basis). Through this process we ensure that three Contractors go forward to the second Mini Competition (MC2). This process also allows us to be mindful of the cost of bidding.
    In addition, questions within the MC process will be based on availability and resources available at the time of the project.

11. **Could you please explain Devon County Councils (DCC's) involvement in the Framework?**
    DCC are hosting and leading this Framework through SCF which is a partnership between Hampshire County Council (HCC) & DCC.

    The about us section on our website will give you greater information on the SCF operating structure.

12. **Are the residential development schemes land led?**
    The majority of them will be as people will have sites in mind that they will want to be bought forward, however, that won't universally be the case. Therefore, we have structured the Framework to allow for finding land too; this allows flexibility so a range of organisations to be involved.

13. **Has the evaluation criteria (commercial v technical) been established?**
    We currently envisage the weighting is as follows for the Quality Price Ratio:
    - 80% Quality
    - 20% Commercial

    However, this has yet to be finalised.

14. **Can you please share the key dates again?**
    The key dates are as follows:
    - 18th May: Release of the Tender notice
    - 20th May -1st July: Tender period
    - 26th October: Contractor award (includes the Standstill period)
    - 23rd November: Expected Framework Launch Date

15. **At what stage of the project would you typically be appointing a contractor under the design and construct lots?**
We aim for early client engagement to assist with this; however, this can vary. For all projects though we aim to appoint a Contractor at RIBA One or Two.

16. **Will there be a focus on modular, off-site manufacture?**
We won't be insisting on those in any particular lots or commercial model. However, we will be looking for understanding and creating a route of delivery that suits the client – this is all to be discussed during the Mini Competition process (which allows for client led decision making).

17. **What steps are required to obtain access to the SCF supply list?**
SCF currently uses Local Supply Chain – a link will be sent out with the questionnaire (also available on Local Supply Chain Portal - SCF (scfconstruct.org.uk) https://scfconstruct.org.uk/supply-chain/).

18. **How many providers will be appointed to each lot/region?**
    - Lower Value Band: 7 sublot regions, allowing up to 8 providers per sub lot.
    - Higher Value Band: 3 sub lots (SW, SE, London), 6 providers per sub lot.

    Companies can also bid to be on different lots simultaneously.
    Numbers subject to feedback from supplier questionnaire

19. **Which Clients are using this framework?**
We aren't currently able to disclose this information, however the list of Case Studies on our SCF Construct website will give you an indication of our current client base.

20. **To what extent will you be implementing BIM and the use of Should Cost models?**
We want to have it as flexible as possible so currently there are no specific targets required.

21. **How will the Framework team decide which framework is best (when advising the use of SCF Construct, SCF Consult and SCF Residential)?**
This decision will be largely led by the Framework clients; however, our Framework Managers will be there to offer expert opinion and advice. Ultimately, the final decision will be made by the Clients and which market they think is best suited to the project.

22. **Will there be KPI's on providing places for apprentices?**
Yes, we are currently discussing targets around this based on Lot and turnover.

23. **Are the cap values based on construction value or development value?**
The cap values are based on construction value and set out in the Tender Documents.

    Numbers subject to feedback from supplier questionnaire.

24. **Will retirement/extra care residential be procured through this Framework?**
Projects such as these can vary, therefore a discussion between Framework users and Framework managers will help to define whether SCF Construct or SCF Residential is the best fit. Cases such as these will be reviewed on a case by case basis, in all cases the ultimate choice belongs to our clients.

25. **Is there a clear vision of the pipeline ready for the launch of the framework?**
    Yes, we have a clear pipeline but can't share in great detail yet – when we have suppliers appointed, we will share more information.

26. **The current suggestion of 65 Units seems quite high, is there a chance of lowering these?**
    We are shaping the Framework around what we believe will work best for all involved - the feedback forms from yourselves will help inform our final decision

    Numbers subject to feedback from supplier questionnaire.

27. **Is there an expectation of the split between traditional housing and apartment schemes from prospective pipeline?**
    The expected main focus depends on geographical location. Within the London area apartment buildings are expected to be more prominent, but more tradition housing can be expected in the South East and South West.

28. **Who do we see as our main client base?**

    SCF's traditional client base is local authorities, however, we are able to service clients from all public bodies within our geography, including housing associations, third sector, education, health and social care providers, or any other public body with a need to develop or build residential schemes. We have also been approached by different developers around using our construction lots.