

Welsh Procurement Alliance

North and Mid-Wales Residential Construction Framework

H1NW

Draft Commissioning Objectives

**Descriptive Document
(DD1)**

(Version 1)

30th September 2019

Draft Commissioning Objectives

'Commissioning Objectives' are seen as the essential outcomes of the potential Framework. These are currently in draft, but the intention is that they will be used as 'golden threads' which will run through each stage of the Process. Bidder's Selection Questionnaires, Tenders and Mini-Tenders will be evaluated (as appropriate for each stage) on how successfully the evidence presented by Bidders ensures the achievement of the Commissioning Objectives.

- Delivery of Projects in a manner which is responsive to local needs and priorities.
- Quality of developments, seeking to enhance the natural and built environments of Wales and provide a higher standard of daily living and opportunity for all, inclusive of residents, businesses and visitors.
- The provision of quality Housing and Accommodation which meets the specified building code standard(s) and any construction methods and / or fabrics, particularly relating to energy efficient methodologies such as fabric first and Modern Methods of Construction.¹
- Assurance of best value facilitated by the competitive pricing; maximisation of land value; minimisation of overheads and administrative costs; robust and transparent costings supported by open book accounting; performance reporting and monitoring.
- Development of sub-contracting and supply chain opportunities including transparency of opportunities and award procedures including open advertisement on Sell2Wales.
- Use of Payment Bank Accounts and adherence to the Prompt Payment Code (as applicable).
- The creation of Social Value², including the creation of community benefits to be measured using the Welsh Community Benefits Toolkit³ and where applicable to Clients meet their duties under 'The Wellbeing of Future Communities Wales Act 2015⁴' and wider, including (but not limited to):
 - Creation of employment opportunities, workforce and training initiatives such as jobs, apprenticeships, work placements, internships and training courses. These can include targeted places for specific groups such as Disadvantaged, Severely Disadvantaged and Disabled People.⁵ Plus,

¹ To be confirmed in the Selection Questionnaire, Tender and any Call-off Competition Documents.

² <http://www.socialvalueuk.org/what-is-social-value/>

³ <http://prp.wales.gov.uk/planners/general/strategy/procstrat/communitybenefits/>

⁴ <https://gov.wales/well-being-future-generations-wales-act-2015-guidance>

⁵ https://ec.europa.eu/competition/state_aid/reform/disabled_workers.pdf A 'Disadvantaged Worker' is defined as any person who:

- (a) has not been in regular paid employment for the previous 6 months; or
- (b) has not attained an upper secondary educational or vocational qualification (ISCED 3); or
- (c) is over the age of 50 years; or
- (d) lives as a single adult with one or more dependents; or
- (e) works in a sector or profession in a Member State where the gender imbalance is at least 25 % higher than the average gender imbalance across all economic sectors in that Member State, and belongs to that underrepresented gender group; or

veterans, care leavers, young people, rehabilitated offenders and any other group which may be objectively classified demographically who are underrepresented in the workforce.

- Assurance of equality in the workplace through equal pay and payment of the Living Wage.
- Adherence to initiatives to eliminate Modern Slavery.⁶
- Payment of the National Living Wage and Minimum Wage.⁷
- Environmental protection, reduction of negative environmental impacts and creation of environmental improvements.
- Increased social value through engagement and consultation with the community.
- Contribution to the regeneration of the economy in Wales to support the creation of:
 - a vibrant local economy, including the use of local sub-contractors, local labour force and initiatives to keep residents spending locally and the encouragement of the establishment of new enterprises in the locality of the Project and the encouragement of tourism.
 - a competitive Wales through enhanced facilities and connectivity for businesses.
 - sustainable communities and the creation of capacity building including working with local, micro, small and medium enterprises (MSMEs) and social enterprises and other civil society organisations seeking to develop an income from trading).
- Benefits to the community which ensure that the development is cohesive, integrated and accessible; tackles poverty and promotes quality of life, health and wellbeing for all. In particular protecting the interests of individuals with protected characteristics; the elderly and children. For example, this would be sought through the regeneration of open space and increased community cohesion through volunteering and support for community groups and civil society organisations.
- Contribution to education such as through education-work placements; school visits and volunteering and support for national curriculum topics such as the arts, numeracy; literacy; science, technology, and careers ('STEAM').
- If required, land purchase and land and development funding arrangements which balance the risks and provide value for money to Clients.

(f) is a member of an ethnic minority within a Member State and who requires development of his or her linguistic, vocational training or work experience profile to enhance prospects of gaining access to stable employment.

A 'Severely Disadvantaged Worker' means any person who has been unemployed for 24 months or more:

A 'Disabled Worker' means any person who:

(a) recognised as disabled under national law; or

(b) having a recognised limitation which results from physical, mental or psychological impairment.

⁶ <https://www.gov.uk/government/publications/transparency-in-supply-chains-a-practical-guide>

⁷ <https://www.gov.uk/national-minimum-wage-rates>