

The framework is now open to new clients. To provide you with more information about the framework, we have prepared the following frequently asked questions.

More information can also be found on our website at [innovationchainnorth.co.uk](http://innovationchainnorth.co.uk)

### What does the framework deliver and what are the benefits of joining?

We strive to deliver high quality, sustainable homes that meet the current and future needs of our residents, through a compliant framework that encourages innovation, benefits from collaborative working and achieves efficiencies. We seek to offer this to the marketplace by enabling partners to:

- Achieve evidence of value for money outcomes which are benchmarked
- Access an efficient way to achieve best practice procurement and funding compliance
- Make sure all service providers perform to high standards
- Make sure due diligence is observed when managing their supply chains
- Promote a culture of innovation and continuous improvement
- Maximise the opportunities to add social value to our work
- Collaborate with sector peers to share learning and experiences and work together
- Access to the secure ICN portal, with client and supplier areas showing all schemes and awards made through the framework; online forms for selection; profiles for all suppliers and clients; access to due diligence documentation; and access up to date standardised information, which includes:
  - › Employer's Requirements for affordable housing and additional versions for apartments and modular delivery
  - › Contract Suite, including:
    - » Updated JCT 2016 Design and Build Contract amendments.
    - » Updated JCT 2016 Minor Works Contract amendments.
    - » Updated JCT 2016 Design and Build Contract.
    - » ICN Standard PCSA
  - › Fully updated suite of standard house types including types for modular delivery; and types covering Non NDSS and NDSS
  - › Design Guide including case studies for low rise, high rise and urban living schemes
  - › Service Brief and standard appointment letters for each lot
  - › Full set of KPIs
  - › Access to due diligence documentation

## **When will the ICN framework start?**

The framework will be operational from 1 August 2024 and will run for four years until end 31 July 2028.

## **Is the framework compliant with Procurement Regulations?**

The framework has been tendered in accordance with Public Contract Regulations 2015.

## **What is the estimated throughput value of the framework?**

Using the data from previous ICN frameworks, future development programme ambitions of clients, the geographical area of ICN and the additional lots introduced, we estimate this to be approx. £1.5bn for the four-year period across all lots.

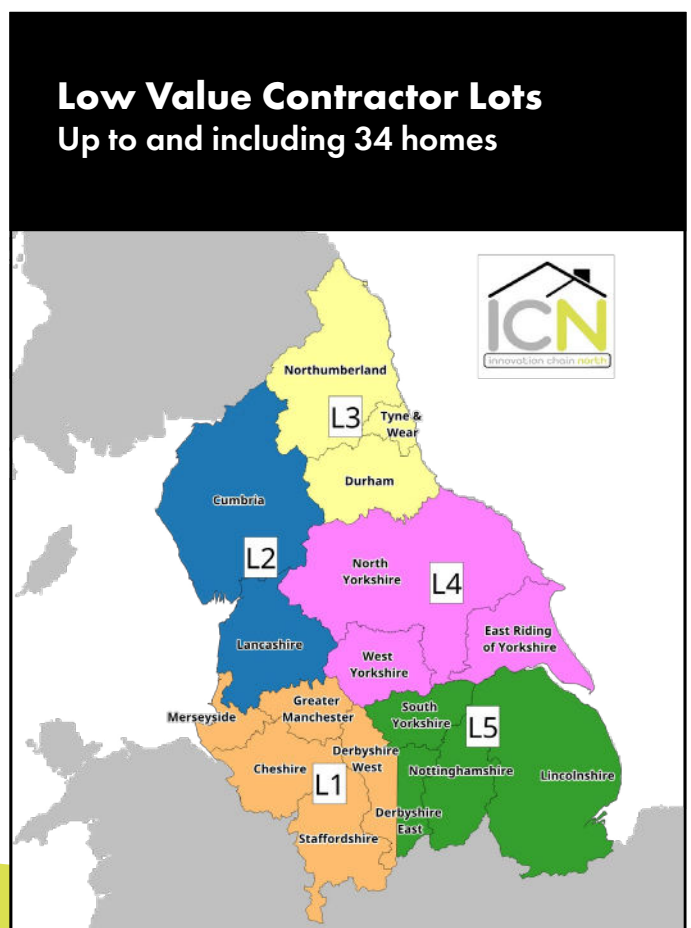
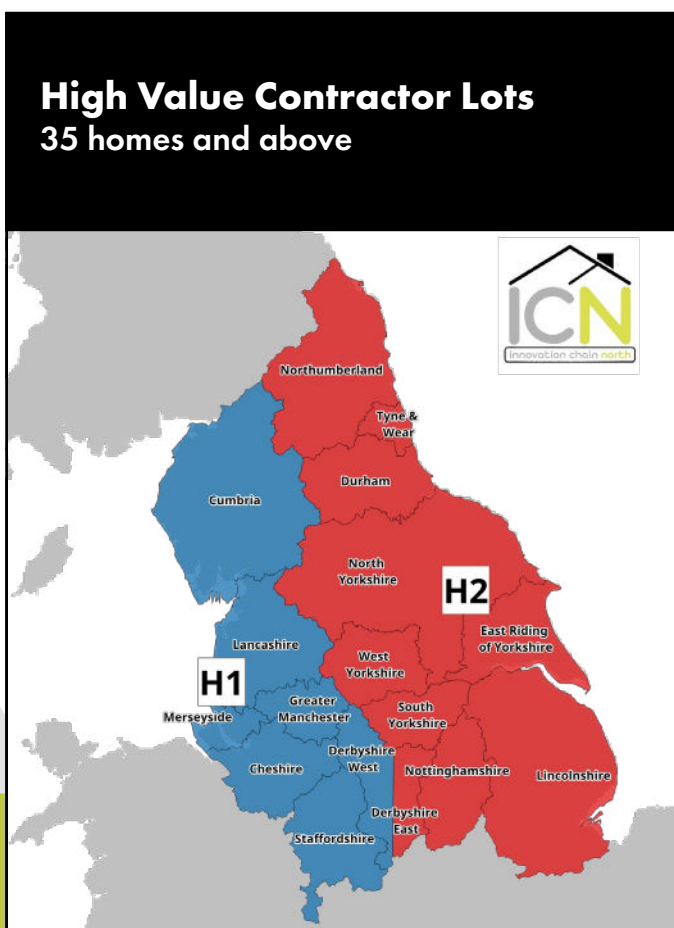
## **What area does the framework cover?**

The ICN framework covers the North of England, from Cumbria and Northumberland in the north to Lincolnshire, Cheshire and Staffordshire in the south.

# What is the structure of the framework?

Contractor Lots		No. of Suppliers
H1	Greater Manchester, Merseyside, Cheshire, Staffordshire, Derbyshire West, Lancashire and Cumbria	20
H2	North Yorkshire, West Yorkshire, East Yorkshire, South Yorkshire, Derbyshire East, North Nottinghamshire, Lincolnshire, Northumberland, Tyne & Wear and Durham	11
L1	Greater Manchester and Merseyside, Cheshire, Derbyshire West and Staffordshire	20
L2	Lancashire and Cumbria	20
L3	Northumberland, Tyne & Wear and Durham	3
L4	North Yorkshire, West Yorkshire & East Yorkshire	8
L5	South Yorkshire, Derbyshire East, North Nottinghamshire & Lincolnshire	5
P1	Greater Manchester, Merseyside, Cheshire, Staffordshire, Derbyshire West, Lancashire and Cumbria	4
P2	North Yorkshire, West Yorkshire, East Yorkshire, South Yorkshire, Derbyshire East, North Nottinghamshire, Lincolnshire, Northumberland, Tyne & Wear and Durham	3
A1	Greater Manchester, Merseyside, Cheshire, Staffordshire, Derbyshire West, Lancashire and Cumbria	10
A2	North Yorkshire, West Yorkshire, East Yorkshire, South Yorkshire, Derbyshire East, North Nottinghamshire, Lincolnshire, Northumberland, Tyne & Wear and Durham	3

The ICN contractor lots are shown on the maps below, A1 & A2, P1 & P2 cover the same geographical area as H1 & H2:



## Consultant Lots

Each consultant lot below is split geographically between East and West. The geographical split is as the high value contractor lots H1 & H2 shown on the maps above:

Lot	Professional Service	No. of Suppliers
C1 a West	Employers Agent, Cost Consultancy	15
C1 a East	Employers Agent, Cost Consultancy	15
C1 b West	Employers Agent, Cost Consultancy & Principal Designer Combined	15
C1 b East	Employers Agent, Cost Consultancy & Principal Designer Combined	15
C2 West	Engineering Consultancy	8
C2 East	Engineering Consultancy	8
C3 West	Building Surveying	8
C3 East	Building Surveying	8
C4a West	Architectural Services	10
C4a East	Architectural Services	10
C4b West	Architectural Services & Principal Designer	10
C4b East	Architectural Services & Principal Designer	10
C5 West	Clerk of Works	8
C5 East	Clerk of Works	8
C6 West	Purchasers Agent	8
C6 East	Purchasers Agent	8
C7 West	Principal Designer & Health Safety Advisor	8
C7 East	Principal Designer & Health Safety Advisor	8
C8 West	Planning Consultancy	4
C8 East	Planning Consultancy	4
C9 West	Site Investigation Services	8
C9 East	Site Investigation Services	8
C10 West	M&E Engineer	6
C10 East	M&E Engineer	6
C11 West	Retrofit Consultants	4
C11 East	Retrofit Consultants	4

## Which contractors and consultants are on the framework?

The contractors and consultants on each lot can be viewed at [ICN 2024 Suppliers by Lot](#)

## What was the basis of the evaluation of the successful contractors and consultants?

A robust process was followed to evaluate all bidders including model answers, dual marking and moderation for all questions. We received a substantial number of high quality bids. All tender submissions were evaluated using the criteria as follows:

<b>Lots</b>	<b>Price</b>	<b>Quality</b>	<b>Social Value</b>
Contractors	40%	50%	10%
Professional Services: C1-C7, C10 & C11	40%	50%	10%
Professional Services: C8-C9	30%	60%	10%

## How will Social Value outputs be monitored and assessed?

Each contractor and consultant submitted a social value pledge as part of the tender process. For contractors this was per £1,000,000 contract value; for consultants this was per £10,000 fee income. An ICN social value tool has been developed and will be available on the portal. This tool will enable the client to see the social value pledge offered by the contractors and consultants, it will gross up the pledge to reflect the specific scheme value and the actions to deliver the pledge can then be adapted for individual projects to meet the needs of the client, the community and/or residents, whilst maintaining the delivery of the total value of the suppliers pledge.

## Will other contractors and/or consultants be able to join during this period?

No, the framework is closed to new consultants and contractors joining during the four-year period of the framework.

## What is the call off process?

Call off can either be through direct award or by mini competition. Direct award is based on the client's unique requirements, so clients choose which consultant and/or contractor would be most suitable to deliver each project. Selection of consultants and contractors will be made with support from the Development Performance Manager and advice will be given on suitability, workload allocated through the framework and KPIs.

## **Will benchmarking data be made available?**

Benchmarking data is shared with clients and Employers Agents on the framework. This is provided on a £/sqm basis of schemes being procured through the framework. The data is shown on a lot by lot basis on also on a tendered v direct negotiation basis.

We also provide information to clients on average consultant fees across all lots.

## **What is a client?**

A client is a registered housing provider, so either a housing association or local authority who would join the framework to “call off” the services and works of the consultants and contractors. This would also include any subsidiaries of the registered housing provider.

## **I am a Registered Housing Provider and interested in joining the framework, what is the process?**

The process is very straightforward. You will enter into an Access Agreement with Great Places Housing Group, a copy of which can be provided upon request. It is a simple document that sets out the terms and conditions of joining the framework and also the service provided by us and what we expect from you as a client. Upon completion of the document, you will receive an invoice for the joining fee and/or annual fee (dependant on which joining option you choose). You will also be given login details for the ICN portal where a full suite of documentation is available.

## **At what point during the framework can clients join?**

Clients can join at any time during the four-year period of the framework. If a client joins part way through the four-year period, then the fee will be pro-rated for the remaining term.

## How much does it cost to join?

The fee matrix is as follows which has been carefully benchmarked with other frameworks to ensure value for money for clients. Each client decides which option suits their delivery programme best. All fees are exclusive of VAT:

<b>Option A</b> Suits smaller Development programmes	<b>Option B</b> Suits larger Development programmes
<ul style="list-style-type: none"> <li>– £5,000 per year annual membership.</li> <li>– 1% of consultancy spend.</li> <li>– 0.05% contractor spend.</li> </ul>	<ul style="list-style-type: none"> <li>– £5,000 per year annual membership.</li> <li>– £9,000 fixed throughput charge per annum.</li> </ul>

## How does invoicing work?

Payment schedules for the different joining options are:

<b>Option A</b>	<b>Option B</b>
<ul style="list-style-type: none"> <li>– Initial invoice for annual membership of £5,000 plus vat issued upon completion of the Access agreement.</li> <li>– Invoice issued each August to include previous 12-month throughput charge and annual membership.</li> </ul>	<ul style="list-style-type: none"> <li>– Invoice for annual membership fee and fixed throughput charge totalling £14,000 plus vat issued upon completion of the Access agreement.</li> <li>– Invoice issued each August for annual membership fee and fixed throughput charge totalling £14,000 plus VAT.</li> </ul>

## Who manages the framework at Great Places?

Joanne Whitehead (Development Performance Manager) - responsible for managing the framework  
 Nick Cumberland (Head of Programme) - responsible for senior leadership support  
 Nick Gornall (Director of Development) - responsible director

## Who do I contact for more information?

For more information visit: [innovationchainnorth.co.uk](http://innovationchainnorth.co.uk)

Follow us on Twitter: [@ICN\\_framework](https://twitter.com/ICN_framework)

**Or contact:**

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