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Tender

## **Planned Investment and Building Safety Framework**

Notting Hill Genesis

F02: Contract notice

Notice identifier: 2022/S 000-000716

Procurement identifier (OCID): ocds-h6vhtk-030964

Published 11 January 2022, 10:15am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Notting Hill Genesis

<https://www.nhg.org.uk/>, 2 Killick Street

London

N1 9FL

#### **Contact**

Chris Brown

#### **Email**

[chris.brown@nhg.org.uk](mailto:chris.brown@nhg.org.uk)

#### **Telephone**

+44 7738457612

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**National registration number**

RS007746

**Internet address(es)**

Main address

<https://www.nhg.org.uk/>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./WK82S65478>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Planned Investment and Building Safety Framework

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Notting Hill Genesis (NHG) is seeking to procure a Framework Agreement for the provision on Planned Investment and Building Safety works. The Framework will comprise of 6 Lots as follows:

- Lot 1A – Planned Investment - Building Envelope and Communal Spaces
- Lot 1B – Planned Investment - Kitchen and Bathroom Replacements
- Lot 2A – Building Safety – Cladding Remediation and Wider Capital Works
- Lot 2B – Building Safety – Cladding Remediation
- Lot 3A – Fire Risk Assessment Remediation Works – Passive Fire Safety
- Lot 3B – Fire Risk Assessment Remediation Works – Active Fire Safety

#### **II.1.5) Estimated total value**

Value excluding VAT: £1,876,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

5

Maximum number of lots that may be awarded to one tenderer: 5

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Tenderers are welcome to submit proposals for any of the 6 Lots available but will be limited to only submitting a response for either Lot 1A or Lot 1B.

Further information is available in the Information for Tenderers document that accompanies this notice.

## **II.2) Description**

### **II.2.1) Title**

Planned Investment Works - Building Envelope and Communal Spaces

Lot No

1A

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 45210000 - Building construction work
- 45100000 - Site preparation work
- 45111200 - Site preparation and clearance work
- 44112000 - Miscellaneous building structures
- 44115000 - Building fittings
- 44115800 - Building internal fittings
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 44112410 - Roof frames
- 44112420 - Roof supports
- 44112430 - Roof trusses

- 44112500 - Roofing materials
- 44232000 - Timber roof trusses
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261214 - Bituminous roof-covering work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45343100 - Fireproofing work
- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45321000 - Thermal insulation work
- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 35111500 - Fire suppression system
- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment
- 44482000 - Fire-protection devices
- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works
- 51700000 - Installation services of fire protection equipment

- 75251110 - Fire-prevention services
- 45320000 - Insulation work

### **II.2.3) Place of performance**

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UK - United Kingdom

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND),UNITED KINGDOM

### **II.2.4) Description of the procurement**

The scope of works for contracts placed under this Lot, includes but is not limited to, external and internal redecorations to communal hallways, roof repairs and roof renewals, roof and cavity insulation, window repairs and replacement, door repairs and replacement, structural repairs to steps, balconies, fencing & walls, Housing Health and Safety Rating Scheme (HHSRS) associated works along with internal works to communal areas including floor coverings, fire risk remedial works and low energy lighting.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £1,062,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

96

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 2

Maximum number: 10

Objective criteria for choosing the limited number of candidates:

As detailed in the SQ documents

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Additional information detailing the breakdown of the estimated value of this Lot is available in the Information for Tenderers document included with this notice

## **II.2) Description**

### **II.2.1) Title**

Planned Investment - Kitchens and Bathrooms

Lot No

1B

### **II.2.2) Additional CPV code(s)**

- 45211310 - Bathrooms construction work

- 39141000 - Kitchen furniture and equipment
- 39141400 - Fitted kitchens
- 39220000 - Kitchen equipment, household and domestic items and catering supplies
- 39221000 - Kitchen equipment
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work

### **II.2.3) Place of performance**

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UK - United Kingdom

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND),UNITED KINGDOM

### **II.2.4) Description of the procurement**

Contract placed under this Lot will typically involve the replacement programmes for domestic kitchen and bathroom works. This will mainly comprise of removal and installation of the existing kitchen, or bathroom, or both, internal redecorations, electrical testing and remedial works, minor remedial and damp proofing works, tiling and vinyl flooring.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £300,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

96

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 2

Maximum number: 10

Objective criteria for choosing the limited number of candidates:

As detailed in the SQ documents

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Additional information detailing the breakdown of the estimated value of this Lot is available in the Information for Tenderers document included with this notice.

## **II.2) Description**

### **II.2.1) Title**

Building Safety - Cladding Remediation & Wider Capital Works

Lot No

2A

**II.2.2) Additional CPV code(s)**

- 44212381 - Cladding
- 45262650 - Cladding works
- 45443000 - Facade work
- 44112410 - Roof frames
- 44112420 - Roof supports
- 44112430 - Roof trusses
- 44112500 - Roofing materials
- 44232000 - Timber roof trusses
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261220 - Roof-painting and other coating work
- 45261221 - Roof-painting work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames

- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45000000 - Construction work
- 45210000 - Building construction work
- 45100000 - Site preparation work
- 45111200 - Site preparation and clearance work
- 44112000 - Miscellaneous building structures
- 44115000 - Building fittings
- 44115800 - Building internal fittings
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 35111500 - Fire suppression system
- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment
- 44482000 - Fire-protection devices
- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works
- 45343100 - Fireproofing work
- 51700000 - Installation services of fire protection equipment
- 75251110 - Fire-prevention services

### **II.2.3) Place of performance**

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UK - United Kingdom

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND),UNITED KINGDOM

#### **II.2.4) Description of the procurement**

Contracts issued under this Lot will allow NHG to appoint contractors to support in NHG's Building Safety programme. This lot will focus on the replacement of deficient external wall systems including but not limited to removing combustible materials and reinstating non-combustible materials and replacing defective fire barriers.

This lot may also include the delivery of wider capital works such as those covered by Lot 1A and Lot 1B and Fire Risk Assessment remedial works.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £450,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

96

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 2

Maximum number: 10

Objective criteria for choosing the limited number of candidates:

As detailed in the SQ documents

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

The estimated total value above may not necessarily match the total value of the Framework due to the uncertainty which Lot the Building Safety spend will be placed through.

## **II.2) Description**

### **II.2.1) Title**

Building Safety - Cladding Remediation Only

Lot No

2B

### **II.2.2) Additional CPV code(s)**

- 44212381 - Cladding
- 45262650 - Cladding works

- 45443000 - Facade work

### **II.2.3) Place of performance**

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UK - United Kingdom

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND),UNITED KINGDOM

### **II.2.4) Description of the procurement**

Contracts placed under this Lot will allow NHG to appoint contractors to support in NHG's Building Safety programme. This lot will focus solely on the replacement of deficient external wall systems including, but not limited to, removing combustible materials and reinstating non-combustible materials, replacing defective fire barriers and all other associated works..

This lot will not incorporate wider capital works.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £450,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

96

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 2

Maximum number: 15

Objective criteria for choosing the limited number of candidates:

As detailed in the SQ documents

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

The estimated total value above may not necessarily match the total value of the Framework due to the uncertainty which Lot the Building Safety spend will be placed through.

## **II.2) Description**

### **II.2.1) Title**

Fire Risk Assessment Remediation Works - Passive Fire Safety

Lot No

3A

### **II.2.2) Additional CPV code(s)**

- 35111500 - Fire suppression system
- 44221220 - Fire doors
- 44482000 - Fire-protection devices
- 45343000 - Fire-prevention installation works
- 45343100 - Fireproofing work
- 51700000 - Installation services of fire protection equipment
- 75251110 - Fire-prevention services

### **II.2.3) Place of performance**

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UK - United Kingdom

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND),UNITED KINGDOM

### **II.2.4) Description of the procurement**

Contracts placed under this Lot will specifically relate to passive fire safety works. This will include, but not be limited to, maintenance, repair and/or improvement of the building to address any breaches in compartmentation. This would normally include installation of and/or repairs to doors, installation of fire safety signage (including wayfinding signage), filling penetration breaches and introducing additional compartmentation in void spaces such as lofts and service riser cupboards where recommended by our fire risk assessors

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £52,400,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

96

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 2

Maximum number: 10

Objective criteria for choosing the limited number of candidates:

As detailed in the SQ documents

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Additional information detailing the breakdown of the estimated value of this Lot is available in the Information for Tenderers document included with this notice.

## **II.2) Description**

### **II.2.1) Title**

## Fire Risk Assessment Remediation Works - Passive Fire Safety

Lot No

3B

### **II.2.2) Additional CPV code(s)**

- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 35111500 - Fire suppression system
- 44480000 - Miscellaneous fire-protection equipment
- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works
- 31518200 - Emergency lighting equipment
- 38431200 - Smoke-detection apparatus
- 42521000 - Smoke-extraction equipment
- 39714110 - Extraction ventilators
- 42520000 - Ventilation equipment
- 75251110 - Fire-prevention services

### **II.2.3) Place of performance**

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UK - United Kingdom

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND),UNITED KINGDOM

### **II.2.4) Description of the procurement**

Contracts placed under this Lot will specifically relate to active fire safety works. This will include, but not be limited to, major improvements and/or installations of fire safety equipment (such as fire detection systems, automatic opening vents etc), installations and maintenance of emergency lighting to meet statutory requirements or to address a risk/hazard identified by our fire risk assessors.

**II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6) Estimated value**

Value excluding VAT: £12,000,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

96

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 2

Maximum number: 10

Objective criteria for choosing the limited number of candidates:

As detailed in the SQ documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Additional information detailing the breakdown of the estimated value of this Lot is available in the Information for Tenderers document included with this notice.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

As detailed in the SQ documents

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Further information is available in Section VI.3 Additional Information.

**IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

**IV.2) Administrative information**

**IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

11 February 2022

Local time

5:00pm

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

28 March 2022

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 31 March 2023

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

This framework will be available for use by any entity within the same group of companies as NHG from time to time (the current list can be found at <https://www.nhg.org.uk/about-us/who-we-are/current-members-of-the-group/> and any entity or joint venture company that NHG or any other NHG Group Member holds an interest in from time to time. NHG may also (at its sole discretion) permit use of the framework by any other contracting authority that is a provider of social housing operating in the Greater London area . This includes providers of social housing including without limitation any Registered Provider (as defined in the Housing and Regeneration Act 2008 and registered with the Regulator of Social Housing), local authorities and/or Arm's-Length Management Organisations (ALMO). A list of the current Registered Providers can be found by visiting <https://www.gov.uk/government/publications/current-registered-providers-of-social-housing> Due to the increasing demand for additional housing across London this Framework may present a significant opportunity for the selected framework participants and these organisations.

Section IV.1.3) Continued -

Our rationale and justification for procuring a Framework for a longer period than four years in this case is as follows. We are of the view that the proposed framework length and option to extend beyond four years in this case is justified as comprising an "exceptional case" for the purposes of Regulation 33(3) of the PCRs 2015:

1 - In the coming years, there will be significant changes to law and regulations for fire and building safety in the construction and housing management sectors. Future legal requirements are not currently fully known, and we expect that the requirements and compliance methods will develop and evolve over a period of several years. It is therefore critical to NHG that we can build and maintain strong relationships with the members of this framework, in order to work together to meet the challenges ahead, and work in a spirit of collaboration and continual improvement through this period of regulatory uncertainty, change and upheaval. We expect this period to exceed the standard four-year term for frameworks under the Public Contracts Regulations 2015.

2 - NHG is working towards a target of meeting EPC-C by 2030 and we believe that it is therefore critical to NHG that we can build and maintain strong relationships with the members of this framework, in order to work together to meet the challenges ahead, and work in a spirit of collaboration and continual improvement through this period of regulatory uncertainty, change and upheaval. We expect this period to exceed the standard four-year term for frameworks under the Public Contracts Regulations 2015.

3 - NHG are aiming to have completed all works related to combustible materials to external wall systems by 2030. NHG require an extended framework length to ensure we have the timescale to deliver this.

4 - NHG are setting out a new approach to delivering long term social value through the framework and believe that a long-term partnering approach is the only way to achieve this.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./WK82S65478>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/WK82S65478>

GO Reference: GO-2022110-PRO-19483810

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

The Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom