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Contract

Responsive Repair Service for Occupied and Unoccupied (Void) Properties

Eden Housing Association

F03: Contract award notice

Notice identifier: 2024/S 000-001884

Procurement identifier (OCID): ocds-h6vhtk-040891

Published 19 January 2024, 10:53am

Section I: Contracting authority

I.1) Name and addresses

Eden Housing Association

Blain House, Bridge Lane

Penrith

CA11 8QU

Email

procurement@procure-plus.com

Telephone

+44 1618743149

Country

United Kingdom

Region code

UKD1 - Cumbria

Companies House

IP28435R

Internet address(es)

Main address

www.edenha.org.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Responsive Repair Service for Occupied and Unoccupied (Void) Properties

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Eden Housing Association is a small independent Registered Provider of affordable homes with a rural focus. Eden Housing Association predominantly operates across North Cumbria

and owns and manages approximately 2000 homes and acts as a Managing Agent for Mitre Housing Association and Lyvennet Community Trust. The homes for which the organisation is

responsible mostly cater for general family needs with approximately 10% of the properties specifically designed for older people. It also includes 2 extra care schemes and a number of assisted living schemes across Eden. Residents are central to Eden Housing Association's purpose and its priorities.

Eden Housing Association wishes to procure and enter into two (2) contracts for the completion of responsive repairs to occupied properties, and repairs of a responsive nature to unoccupied (void properties). The procurement is divided in to two Lots and the Lots are based upon the geography and the nature of the properties. The Lots into which this procurement is divided are as follows -

Lot 1 - Responsive repairs for occupied and void properties, excluding those listed properties located in Lowther Village and Askham

Lot 2 - Responsive repairs for occupied and void listed properties within Lowther Village and Askham only

Bidders are permitted to tender for one or both Lots.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £5,606,867.71

II.2) Description

II.2.1) Title

Responsive repairs for occupied and void properties (excluding listed properties within Lowther Village and Askham)

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Responsive repairs for occupied and void properties excluding Lowther Village.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Responsive repairs for occupied and void listed properties within Lowther Village and Askham only

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Responsive repairs for occupied and void listed properties within Lowther Village only. This Lot is for listed properties only.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-029519](#)

Section V. Award of contract

Lot No

1

Title

Responsive repairs for occupied and void properties (excluding listed properties within Lowther Village and Askham)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

5 January 2024

V.2.2) Information about tenders

Number of tenders received: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Top Notch Contractors Limited

Carlisle

CA1 2SA

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

Companies House

04015903

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,519,960.33

Section V. Award of contract

Lot No

2

Title

Responsive repairs for occupied and void listed properties within Lowther Village and Askham only

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

17 January 2024

V.2.2) Information about tenders

Number of tenders received: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Top Notch Contractors Limited

Carlisle

CA1 2SA

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

Companies House

04015903

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £86,907.38

Section VI. Complementary information

VI.3) Additional information

Eden Housing Association reserves the right to cancel the procurement at any time and not to proceed with all or part of the procurement. Eden Housing Association will not, under any

circumstances, reimburse any expense incurred by bidders in preparing their tender submissions or in participating in this procurement process.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom