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Contract

## **Responsive Repairs and Voids**

Longhurst Group Limited

F03: Contract award notice

Notice identifier: 2025/S 000-002113

Procurement identifier (OCID): ocds-h6vhtk-02b699

Published 22 January 2025, 9:49am

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

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

Longhurst Group Limited

1 Crown Court, Crown Way

Rushden

NN10 6BS

#### **Email**

[procurement@longhurst-group.org.uk](mailto:procurement@longhurst-group.org.uk)

#### **Country**

United Kingdom

#### **Region code**

UKF - East Midlands (England)

## **Internet address(es)**

Main address

<https://www.longhurst-group.org.uk/>

Buyer's address

<https://www.longhurst-group.org.uk/>

## **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**

Responsive Repairs and Voids

Reference number

DN539436

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

- 50000000 - Repair and maintenance services

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

Services

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

Longhurst Group invited tenders from suitably experienced organisations who demonstrated

knowledge, skill and innovation in delivering responsive repairs and voids services to our general needs, leasehold, care and support and office stock. The works are in relation to Longhurst Group's current and future properties. Works will be delivered under a TPC 2005 (as amended) for a maximum of 10 years: which will run for an initial period of 5 years with the option to extend by up to a further 5 years. Customer care excellence and high customer satisfaction is at the heart of our repair service. The successful implementation of ICT is one of the key drivers for the successful delivery of the Responsive Repairs and Void service with the continued development of systems through the life of the contract.

Our requirement is split into geographical Lots as detailed below;

Lot 1 – East Region

Lot 2 – South Region

Lot 3 – West Region

Longhurst Group are looking to let a long term partnership contract covering responsive repairs and voids over its 3 geographical regions and 20,000+ properties. The scope is broken into 3 areas for all Lots:

1. Core scope – Responsive Repairs and Voids - £13M per annum

a. The core scope of the contract is strictly for the delivery of repairs and voids (core scope) - customers are at the heart of everything the Group does and as such the Group are looking for partners who can deliver operational and customer service excellence. The contract will be let on this basis and these works will form the only exclusive works from day 1 of the contract.

2. Additional scope - Electrical Testing and Repairs, Asbestos Testing & Remedials, Fire Safety Works, Legionella Testing & Remedials, Kitchens and Bathrooms - £5M per annum - this scope will be tested with bidders during dialogue in order to understand the benefit of potentially including from contract year 2 onwards.

3. Further opportunities - to understand possible opportunities for widening and/or deepening the scope of the contract from contract year 3 - £5M per annum.

a. Longhurst Group have implemented ambitious strategies to address the key challenges of our time in this sector - housing crisis, decarbonisation, social inequality and the environment. As a result, we are actively looking for our key strategic partners to help the implementation of these strategies and would potentially consider widening the breadth and depth of relationships with our partners during the course of the contract based on the right conditions.

Please note that points 2 and 3 above are not guaranteed or exclusive and will not form the scope of the contract to be awarded for day 1. Longhurst Group are keen to understand the potential opportunity of widening and deepening the scope but it is incumbent on bidders to robustly demonstrate the rationale linked to the four strategy areas.

TUPE is applicable to this tender and there is likely to be employees transferring from existing service provider(s).

### **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: £247,770,638

## **II.2) Description**

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

Responsive Repairs and Voids – East Region

Lot No

1

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

- 09000000 - Petroleum products, fuel, electricity and other sources of energy
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 32000000 - Radio, television, communication, telecommunication and related equipment
- 35000000 - Security, fire-fighting, police and defence equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 50000000 - Repair and maintenance services

- 51000000 - Installation services (except software)
- 75000000 - Administration, defence and social security services
- 90000000 - Sewage, refuse, cleaning and environmental services

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

NUTS codes

- UKF - East Midlands (England)

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

Responsive repairs and voids services to our general needs, leasehold, care and support and office stock located within the Group's East Region.

The scope of this Lot is as follows (please see the short description above at section II.1.4);

- 1) Core Scope – Responsive Repairs and Voids – £4.8M per annum
- 2) Additional Scope - Electrical Testing and Repairs, Asbestos Testing & Remedials, Fire Safety Works, Legionella Testing & Remedials, Kitchens and Bathrooms – £1.8M per annum
- 3) Further Opportunities – £2M per annum

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

Quality criterion - Name: Quality / Weighting: 40

Quality criterion - Name: Sustainability/Environmental Benefit / Weighting: 10

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Options: Yes

Description of options

The option to extend the contract up to a further 5 years.

## **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) Description**

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

Responsive Repairs and Voids – South Region

Lot No

2

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

- 09000000 - Petroleum products, fuel, electricity and other sources of energy
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 32000000 - Radio, television, communication, telecommunication and related equipment
- 35000000 - Security, fire-fighting, police and defence equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 51000000 - Installation services (except software)
- 75000000 - Administration, defence and social security services
- 90000000 - Sewage, refuse, cleaning and environmental services

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

NUTS codes

- UKH - East of England

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

Responsive repairs and voids services to our general needs, leasehold, care and support and office stock located within the Group's South Region.

The scope of this Lot is as follows (please see the short description above at section II.1.4);

1) Core Scope – Responsive Repairs and Voids – £5M per annum

2) Additional Scope - Electrical Testing and Repairs, Asbestos Testing & Remedials, Fire Safety Works, Legionella Testing & Remedials, Kitchens and Bathrooms – £1.6M per annum

3) Further Opportunities – £2.1M per annum

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

Quality criterion - Name: Quality / Weighting: 40

Quality criterion - Name: Sustainability/Environmental Benefit / Weighting: 10

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Options: Yes

Description of options

The option to extend the contract up to a further 5 years.

## **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) Description**

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

Responsive Repairs and Voids – West Region

Lot No

3

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

- 09000000 - Petroleum products, fuel, electricity and other sources of energy
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 32000000 - Radio, television, communication, telecommunication and related equipment
- 35000000 - Security, fire-fighting, police and defence equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 51000000 - Installation services (except software)
- 75000000 - Administration, defence and social security services
- 90000000 - Sewage, refuse, cleaning and environmental services

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

NUTS codes

- UKG - West Midlands (England)

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

Responsive repairs and voids services to our general needs, leasehold, care and support and office stock located within the Group's West Region.

The scope of this Lot is as follows (please see the short description above at section II.1.4);

1) Core Scope – Responsive Repairs and Voids – £3.1M per annum

2) Additional Scope - Electrical Testing and Repairs, Asbestos Testing & Remedials, Fire Safety Works, Legionella Testing & Remedials, Kitchens and Bathrooms – £1.6M per annum

3) Further Opportunities – £1.3M per annum

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

Quality criterion - Name: Quality / Weighting: 40

Quality criterion - Name: Sustainability/Environmental Benefit / Weighting: 10

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Options: Yes

Description of options

The option to extend the contract up to a further 5 years.

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

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

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## **Section IV. Procedure**

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

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

Competitive dialogue

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-012071](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Responsive Repairs and Voids – East Region

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

5 April 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 5

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

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

### **V.2.3) Name and address of the contractor**

Morgan Sindall Property Services Limited

Valiant House, 2nd Floor, 4-10 Heneage Lane

London

EC3A 5DQ

Email

[Mspropservices.bidteam@morgansindall.com](mailto:Mspropservices.bidteam@morgansindall.com)

Telephone

+44 7966636664

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £90,937,610

Total value of the contract/lot: £57,281,628

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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Responsive Repairs and Voids – South Region

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

5 April 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

#### **V.2.3) Name and address of the contractor**

Fortem Solutions Limited

Keynes House, Tilehouse Street

Hitchin

SG5 2DW

Email

[Geoff.parkinson@fortem.co.uk](mailto:Geoff.parkinson@fortem.co.uk)

Telephone

+44 1462446220

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £92,635,714

Total value of the contract/lot: £56,441,637

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## **Section V. Award of contract**

### **Lot No**

3

### **Title**

Responsive Repairs and Voids – West Region

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

5 April 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

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

#### **V.2.3) Name and address of the contractor**

Ian Williams Limited

Quarry Road, Chipping Sodbury

Bristol

BS37 6JL

Email

[tenders@ianwilliams.co.uk](mailto:tenders@ianwilliams.co.uk)

Telephone

+44 7741731507

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £64,197,315

Total value of the contract/lot: £36,037,432

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## **Section VI. Complementary information**

### **VI.3) Additional information**

It should be noted:

1) the total value of the procurement (excluding VAT) in section II.1.7 above is based on the potential total value for the maximum total 10 years period (initial period of 5 years and the maximum extension period by up to a further 5 years) and the 3 areas of potential scope detailed in section II.1.4.

2) the Initial estimated total value of the Lot (Value excluding VAT) in section V.2.4 for each of the 3 lots above is based on the potential total value for the maximum total 10 years period (initial period of 5 years and the maximum extension period by up to a further 5 years) and the 3 areas of potential scope detailed in section II.1.4.

3) the Actual total value of the procurement (Value excluding VAT) in section V.2.4 for each of the 3 lots is based on the potential total value for the maximum total 10 years period (initial period of 5 years and the maximum extension period by up to a further 5 years) and the core scope only detailed in section II.1.4 using the tender submission value plus an annual inflationary uplift. However, the potential contract value for the Group for each Lot remains at: Lot 1 £90,937,610, Lot 2 £92,635,714 and Lot 3 £64,197,315 as stated above in V.2.4 and in the FaTS Contract Notice referred to above in IV.2.1, dependent upon actual throughput and the inclusion of the additional scope and further opportunities items during the period of the Contract as stated above in II.1.4.

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

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

High Court

Royal Courts Of Justice, The Strand

London

Country

United Kingdom