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Tender

## **2324-0017 General Build Repairs and Maintenance Works**

Islington Council

F02: Contract notice

Notice identifier: 2025/S 000-002691

Procurement identifier (OCID): ocds-h6vhtk-04d668

Published 27 January 2025, 12:13pm

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

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

Islington Council

Islington Town Hall, Upper Street

London

N1 2UD

#### **Email**

[procurement@islington.gov.uk](mailto:procurement@islington.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI - London

## **Internet address(es)**

Main address

<http://www.islington.gov.uk/>

Buyer's address

<http://www.islington.gov.uk/>

## **I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=014f49ea-a0dc-ef11-8133-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=014f49ea-a0dc-ef11-8133-005056b64545>

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

Regional or local authority

## **I.5) Main activity**

General public services

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## **Section II: Object**

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

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

2324-0017 General Build Repairs and Maintenance Works

Reference number

DN760689

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

- 45000000 - Construction work

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

Works

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

The council is a landlord to around 35,000 council tenants and leaseholders living in homes located across the borough. As a landlord the council is responsible for ensuring that repairs needed to residents' homes are carried out promptly, to ensure safe and habitable housing.

The council is seeking to appoint four (4) contractors to a framework agreement, with multidisciplinary trades people, to support the councils in-house responsive repairs teams during busier "peak" times.

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

This contract is divided into lots: No

### **II.2) Description**

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

NUTS codes

- UKI - London

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

The appointed suppliers will support the council's in-house teams in providing efficient, effective, customer-focused general building works, including day to day minor repairs; damp and mould treatment works, plumbing, carpentry, metal work, glazing.

Call-off contracts for works will be issued evenly on an alternate basis between the four (4) contractors e.g. Contractor A receives jobs 1, 3 and 5, Contractor B receives jobs 2, 4 and 6, Contractor C receives jobs 8, 10, 12 and so forth. This will be monitored closely using IT management systems put in place by the Service.

The value of works under general build varies from high-value to low-value jobs. Contractors are expected to carry out all jobs borough-wide and assist the in-house team with out of hours emergency and urgent service.

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

Quality criterion - Name: Proposed approach to social value / Weighting: 20

Quality criterion - Name: Proposed approach to maintaining documentation and managing remedial works required / Weighting: 10

Quality criterion - Name: Proposed approach to health and safety / Weighting: 10

Quality criterion - Name: Proposed approach to quality management and managing and prioritising workloads / Weighting: 10

Quality criterion - Name: Proposed approach to mobilisation, resourcing and service delivery / Weighting: 10

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

The estimated start date of the framework agreement is June 2025. The initial term will be twenty-four (24) months with the option to extend for a further period of up to twenty-four (24) months. The maximum total agreement length is forty-eight (48) months. However, call-off contracts may extend beyond the end date of the framework agreement.

#### **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**

Lots

This services contract is not being divided into lots. A framework agreement is being used as stated in the section above.

TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

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## **Section IV. Procedure**

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

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

Open 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

Envisaged maximum number of participants to the framework agreement: 4

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

NA

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

Date

27 February 2025

Local time

12:00pm

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

English

#### **IV.2.7) Conditions for opening of tenders**

Date

27 February 2025

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

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

Islington Council

London

Country

United Kingdom