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Planning

## **Response Maintenance and Improvement Works - South Region 2023**

More titles:

Response Maintenance and Improvement Works - South and East Belfast

Response Maintenance and Improvement Works - Mid and East Antrim

Northern Ireland Housing Executive

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-002767

Procurement identifiers (OCIDs): ocds-h6vhtk-03a10a, ocds-h6vhtk-03a10b, ocds-h6vhtk-03a10c

Published 30 January 2023, 12:02pm

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

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

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

#### **Contact**

Christopher Brown

#### **Email**

[Christopher.Brown@nihe.gov.uk](mailto:Christopher.Brown@nihe.gov.uk)

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etendersni.gov.uk/epps>

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

Regional or local authority

**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**

Response Maintenance and Improvement Works - South Region 2023

Reference number

CTO122

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

- 45215210 - Construction work for subsidised residential accommodation

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

Works

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

This requirement is for response maintenance and improvement works. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for ad hoc demolition work and installation of bathrooms, kitchens and rewiring. Economic Operators shall refer to the Scope for details.

The successful Economic Operator may be required to provide backup support in accordance with the Tender Documents.

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

Value excluding VAT: £43,047,544.02

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

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 3

## **II.2) Description**

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

South Down

Lot No

1

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

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses
- 50000000 - Repair and maintenance services

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

The award ratio is expected to be 70% price 30% quality (with a minimum of 10% assigned to Social Value).

The Competition will be carried out in accordance with Regulation 27 (the Open Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC4 Term Service Contract.

It is the Economic Operator's responsibility to ensure the category notation they intend to rely upon is updated, verified and published on Constructionline.

It is the Economic Operator's responsibility to ensure they have all their governance approvals and consents necessary, inter alia: Board Approvals, BEFORE submitting a tender.

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

The estimated value shown in section II.1.5 is combined value of the full duration of each of the 4 lot contracts, inclusive of the initial Contract period, potential extensions, prospective demolition works, contingency and an additional 3 months of anticipated expenditure to account for the possibility of the South Down lot starting sooner than the other lots. The estimated value shown in section II.1.5 is therefore NOT an annual value, nor should it be interpreted as the value of any single lot contract. Refer to ITT for further details.

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

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

South Area (excluding Craigavon)

Lot No

2

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

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

The award ratio is expected to be 70% price 30% quality (with a minimum of 10% assigned to Social Value).

The Competition will be carried out in accordance with Regulation 27 (the Open Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC4 Term Service Contract.

It is the Economic Operator's responsibility to ensure the category notation they intend to rely upon is updated, verified and published on Constructionline.

It is the Economic Operator's responsibility to ensure they have all their governance approvals and consents necessary, inter alia: Board Approvals, BEFORE submitting a tender.

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

The estimated value shown in section II.1.5 is combined value of the full duration of each of the 4 lot contracts, inclusive of the initial Contract period, potential extensions, prospective demolition works, contingency and an additional 3 months of anticipated expenditure to account for the possibility of the South Down lot starting sooner than the other lots. The estimated value shown in section II.1.5 is therefore NOT an annual value, nor should it be interpreted as the value of any single lot contract. Refer to ITT for further details.



## **II.2) Description**

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

South West Area

Lot No

3

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

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

The award ratio is expected to be 70% price 30% quality (with a minimum of 10% assigned to Social Value).

The Competition will be carried out in accordance with Regulation 27 (the Open Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC4 Term Service Contract.

It is the Economic Operator's responsibility to ensure the category notation they intend to rely upon is updated, verified and published on Constructionline.

It is the Economic Operator's responsibility to ensure they have all their governance approvals and consents necessary, inter alia: Board Approvals, BEFORE submitting a tender.

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

The estimated value shown in section II.1.5 is combined value of the full duration of each of the 4 lot contracts, inclusive of the initial Contract period, potential extensions, prospective demolition works, contingency and an additional 3 months of anticipated expenditure to account for the possibility of the South Down lot starting sooner than the other lots. The estimated value shown in section II.1.5 is therefore NOT an annual value, nor should it be interpreted as the value of any single lot contract. Refer to ITT for further details.

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

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

Mid Ulster

Lot No

4

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

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work

- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

The award ratio is expected to be 70% price 30% quality (with a minimum of 10% assigned to Social Value).

The Competition will be carried out in accordance with Regulation 27 (the Open

Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC4 Term Service Contract.

It is the Economic Operator's responsibility to ensure the category notation they intend to rely upon is updated, verified and published on Constructionline.

It is the Economic Operator's responsibility to ensure they have all their governance approvals and consents necessary, inter alia: Board Approvals, BEFORE submitting a tender.

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

The estimated value shown in section II.1.5 is combined value of the full duration of each of the 4 lot contracts, inclusive of the initial Contract period, potential extensions, prospective demolition works, contingency and an additional 3 months of anticipated expenditure to account for the possibility of the South Down lot starting sooner than the other lots. The estimated value shown in section II.1.5 is therefore NOT an annual value, nor should it be interpreted as the value of any single lot contract. Refer to ITT for further details.

#### **II.3) Estimated date of publication of contract notice**

6 February 2023

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## **Section II: Object**

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

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

Response Maintenance and Improvement Works - South and East Belfast

Reference number

CTO123

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

- 45215210 - Construction work for subsidised residential accommodation

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

Works

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operate will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

This requirement is for response maintenance and improvement works. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for ad hoc demolition work and installation of bathrooms, kitchens and rewiring. Economic Operators shall refer to the Scope for details.

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

Value excluding VAT: £20,942,683.59

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

The award ratio is expected to be 70% price 30% quality (with a minimum of 10% assigned to Social Value).

The Competition will be carried out in accordance with Regulation 27 (the Open Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC4 Term Service Contract.

It is the Economic Operator's responsibility to ensure the category notation they intend to rely upon is updated, verified and published on Constructionline.

It is the Economic Operator's responsibility to ensure they have all their governance approvals and consents necessary, inter alia: Board Approvals, BEFORE submitting a



tender.

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

The estimated value shown in section II.1.5 is for the full duration of the Contract inclusive of the initial Contract period, potential extension, prospective demolition works and contingency. The estimated value shown in section II.1.5 is therefore NOT an annual value. Refer to ITT for further details.

#### **II.3) Estimated date of publication of contract notice**

6 February 2023

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### **Section II: Object**

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

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

Response Maintenance and Improvement Works - Mid and East Antrim

Reference number

CTO124

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

- 45215210 - Construction work for subsidised residential accommodation

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

Works

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

This requirement is for response maintenance and improvement works. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for ad hoc demolition work and installation of bathrooms, kitchens and rewiring. Economic Operators shall refer to the Scope for details.

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

Value excluding VAT: £20,081,635.54

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

This contract is divided into lots: No

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

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

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work

- 45211100 - Construction work for houses
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes.

Under this Procurement the Economic Operator will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value.

The award ratio is expected to be 70% price 30% quality (with a minimum of 10% assigned to Social Value).

The Competition will be carried out in accordance with Regulation 27 (the Open Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC4 Term Service Contract.

It is the Economic Operator's responsibility to ensure the category notation they intend to rely upon is updated, verified and published on Constructionline.

It is the Economic Operator's responsibility to ensure they have all their governance approvals and consents necessary, inter alia: Board Approvals, BEFORE submitting a tender.

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

The estimated value shown in section II.1.5 is for the full duration of the Contract inclusive of the initial Contract period, potential extension, prospective demolition works and contingency. The estimated value shown in section II.1.5 is therefore NOT an annual value. Refer to ITT for further details.

#### **II.3) Estimated date of publication of contract notice**

6 February 2023

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### **Section IV. Procedure**

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

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

The procurement is covered by the Government Procurement Agreement: Yes

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## Section VI. Complementary information

### VI.3) Additional information

If you are interested in tendering, and you have not already done so, you must register with: <https://etendersni.gov.uk/epps/home.do>. Tenders will ONLY be accepted if submitted through eTendersNI and no tender documentation will be provided via email. It is the responsibility of the Economic Operator to ensure your Constructionline details are correct & up to date and that your registration on eTendersNI is fully completed with the appropriate CPV codes. eTendersNI is not a Housing Executive managed system. Should you experience any difficulties or have any questions regarding the system, please contact the eTendersNI help desk. The information contained within this PIN is indicative only and subject to change with or without notice. None of the potential contracts identified herein are expected to be reserved under the Public Contracts Regulations 2015. The strategy set out within this notice is an interim measure whilst NIHE reviews its approach to procuring response maintenance works.