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Tender

## **Estate Management Services**

NORTHUMBRIAN WATER GROUP LIMITED

F05: Contract notice – utilities

Notice identifier: 2023/S 000-002979

Procurement identifier (OCID): ocids-h6vhtk-03a196

Published 31 January 2023, 4:18pm

### **Section I: Contracting entity**

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

NORTHUMBRIAN WATER GROUP LIMITED

Via : Group Financial Controller Northumbria House, Abbey Road, Pity Me

DURHAM

DH15FJ

#### **Contact**

Lily Crow

#### **Email**

[amp8procurement@nwl.co.uk](mailto:amp8procurement@nwl.co.uk)

#### **Telephone**

+44 7596316769

#### **Country**

United Kingdom

**Region code**

UKC14 - Durham CC

**Companies House**

02366703

**Internet address(es)**

Main address

<https://www.nwl.co.uk/>

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

<https://s1.ariba.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://s1.ariba.com/>

**I.6) Main activity**

Water

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## **Section II: Object**

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

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

Estate Management Services

Reference number

NW2601

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

- 70000000 - Real estate services

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

Services

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

The contracting entity wishes to establish a framework agreement for the provision of Estate Management Services. The work required under the framework will be split into three Lots:

Lot 1a - Specialist Planning Services for Northumbrian Water Operating Area

Lot 1b - Estate Management Support Services for Northumbrian Water Operating Area

Lot 2 - Estate Management Services for Essex and Suffolk Water Operating Area  
(including property strategy

advice, property services to support the CAPEX/OPEX programme and planning services)

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

Value excluding VAT: £3,500,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Specialist Planning Services for Northumbrian Water Operating Area

Lot No

1a

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

- 71240000 - Architectural, engineering and planning services
- 71356400 - Technical planning services
- 71410000 - Urban planning services

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

NUTS codes

- UKC - North East (England)

Main site or place of performance

Northumbrian Water Operating Area

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

NWG are looking for expressions of interest for a supplier of specialist planning services for their Northumbrian Water Operating Area in the North East of England.

Note: NWG have a small in-house team delivering estate management services in their Northumbrian Water

Operating area so this lot is looking for specialist planning consultancy.

The services required under this lot include but are not limited to:

Planning Applications, Planning Appeals, Development Plans, Site Appraisals, Planning Objections, Community

Consultation support, Renewable Energy and Sustainability planning advice, Environmental Impact Assessment

- provision of advice on strategic approach, Project and Programme Management planning advice, support for

an asset based investment programme and general planning advice.

The estimated annual value of this Lot is £250k per annum.

#### **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: £1,250,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The period of any Framework resulting from this procurement will be 3 years from the start date.

The length of the Framework Agreement may be extended by negotiation with the supplier(s) for a further period of 2 years. Any number of extensions are available but will not exceed the total extension period of 2 years.

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

Variants will be accepted: Yes

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

Options: Yes

Description of options

The period of any Framework resulting from this procurement will be 3 years from the start date.

The length of the Framework Agreement may be extended by negotiation with the supplier(s) for a further period of 2 years. Any number of extensions are available but will not exceed the total extension period of 2 years.

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

It is the intention to appoint one supplier to this Lot.

No work is guaranteed under this framework. All figures provided above are based on the initial 3 years and are estimates and should not be relied upon.

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

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

Estate Management Support Services for Northumbrian Water Operating Area

Lot No

1b

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

- 70000000 - Real estate services

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

NUTS codes

- UKC - North East (England)

Main site or place of performance

Northumbrian Water Operating Area

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

NWG are looking for expressions of interest for a supplier of Estate Management Support services for their Northumbrian Water Operating Area in the North East of England.

Note: NWG have a small in-house team delivering estate management services in their Northumbrian Water

Operating area so this lot is looking for ad-hoc support of the estate management services when required.

The ad-hoc services that may be required under this lot include but are not limited to:

Negotiating new leases where Northumbrian Water is either the landlord or the tenant, Preparing schedules of condition, Rent reviews, Lease renewals, Serving and negotiating schedules of dilapidations, Periodic inspections of the estate, Undertake valuations including those in accordance with the RICS Valuation - Professional Standards (the 'Red Book') and for tax purposes, Undertake freehold and leasehold acquisitions, Provide professional advice and reports as required.

The estimated annual value of this Lot is £50k per annum.

#### **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: £250,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The period of any Framework resulting from this procurement will be 3 years from the start date.

The length of the Framework Agreement may be extended by negotiation with the supplier(s) for a further period of 2 years. Any number of extensions are available but will not exceed the total extension period of 2 years.

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

Variants will be accepted: Yes

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

Options: Yes

Description of options

The period of any Framework resulting from this procurement will be 3 years from the start date.

The length of the Framework Agreement may be extended by negotiation with the supplier(s) for a further period of 2 years. Any number of extensions are available but will not exceed the total extension period of 2 years.

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

It is the intention to appoint one supplier to this Lot.

No work is guaranteed under this framework. All figures provided above are based on the initial 3 years and are estimates and should not be relied upon.

## **II.2) Description**

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

Estate Management Services for Essex and Suffolk Water Operating Area

Lot No

2

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

- 70000000 - Real estate services
- 71240000 - Architectural, engineering and planning services
- 71356400 - Technical planning services
- 71410000 - Urban planning services

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

NUTS codes

- UKH - East of England

Main site or place of performance



## Essex and Suffolk Water Operating Area

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

NWG are looking for expressions of interest for a supplier of Estate Management Services for their Essex and Suffolk Operating Area in the South East of England.

Note: NWG do not have an in-house team to deliver estate management in their Essex and Suffolk Operating Area so this lot is looking for full management of estate services.

The services required under this lot include but are not limited to:

Property Management - disposals and acquisitions, residential disposals, strategic property advice and management in both rural and urban areas, commercial work LL&T development and valuations.

Capex and Operational works program - advice on route or site selection, referencing prior to a pipeline or other works, provision of schedules of condition (if necessary), negotiations with owners and occupiers before, during and after any works, the acquisition of land or interests in land, negotiation of compensation claims, the servicing of statutory notices for pipelines and other works and work associated with a CPO. Also, to provide advice on land and property issues.

Planning Services - planning applications, planning appeals, development plans, site appraisals, planning objections, community consultation. Environmental impact assessment preparation, advice and process management. Project and programme management and general planning advice.

The estimated annual value of this Lot is £400k per annum.

### **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: £2,000,000

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

Duration in months

This contract is subject to renewal

Yes

Description of renewals

The period of any Framework resulting from this procurement will be 3 years from the start date.

The length of the Framework Agreement may be extended by negotiation with the supplier(s) for a further period of 2 years. Any number of extensions are available but will not exceed the total extension period of 2 years.

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

Variants will be accepted: Yes

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

Options: Yes

Description of options

The period of any Framework resulting from this procurement will be 3 years from the start date.

The length of the Framework Agreement may be extended by negotiation with the supplier(s) for a further period of 2 years. Any number of extensions are available but will not exceed the total extension period of 2 years.

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

It is the intention to appoint one supplier to this Lot.

No work is guaranteed under this framework. All figures provided above are based on the initial 3 years and are estimates and should not be relied upon.

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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

Prerequisites are detailed in the Pre Qualification document within Ariba once you have access.

#### **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

#### **III.1.6) Deposits and guarantees required**

Parent Company Guarantees and Performance Bonds may be requested as part of the award.

#### **III.1.7) Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

This will be advised if invited to tender

#### **III.1.8) Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

Joint and several liability agreement under English Law with designated lead entity.

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

If applicable these will be advised in the tender documents.

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## **Section IV. Procedure**

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

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

Negotiated procedure with prior call for competition

#### **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

#### **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

17 February 2023

Local time

2:00pm

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

13 March 2023

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

English

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

Applicants are asked to note that this procurement process will be conducted electronically with all documents and communication being managed through the Northumbrian Water e-Sourcing Spend Management portal called "Ariba".

Expressions of interest must be sent to the e-mail address

[amp8procurement@nwl.co.uk](mailto:amp8procurement@nwl.co.uk) before the deadline date of 17th February 2023. Once expression of interest has been received containing the details below, applicants will be given access to the Ariba portal within 48 hours from request (where possible). This portal will contain all the tender documents associated with this procurement that are available at the time. An email link will also be provided to the email address you provide to access the portal. The deadline for return of the completed Pre-Qualification Questionnaire (PQQ) is the 24th February 2023 at Midday.

When sending expression of interest, applicants must provide the following information:

- 1) Full company name,
- 2) Main contact details of the person who will be given access to the Ariba portal - Name, job title, email address and telephone number.

### VI.4) Procedures for review

#### VI.4.1) Review body

TBC

TBC

Country

United Kingdom