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Contract

Bulk Property Acquisitions & Refurbishment Service Contract

London Borough of Hillingdon

F03: Contract award notice

Notice identifier: 2025/S 000-003835

Procurement identifier (OCID): ocids-h6vhtk-0291cd

Published 5 February 2025, 2:43pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Hillingdon

Civic Centre

UXBRIDGE

UB81UW

Contact

Mike Breen

Email

mbreen@hillingsdon.gov.uk

Country

United Kingdom

Region code

UKI74 - Harrow and Hillingdon

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Bulk Property Acquisitions & Refurbishment Service Contract

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Bulk Property Acquisition and Refurbishment Service (the Service) for a Two (2) year period with the option to extend for a further One (1) plus One (1) plus One (1) years.

The Service is for the sourcing, acquisition, and refurbishment of two, three and four bedroom properties located in the London Borough of Hillingdon including conveyancing and surveys. Properties will be existing residential properties acquired in the open market and/or off-market where possible.

Properties acquired will be refurbished to the agreed specification including full compliance documentation as required for letting. The types of works required for refurbishment will generally include but not limited to those as stipulated within the Employers Requirements document.

Hillingdon Council may from time to time add to the type of work to be executed or may remove certain types of work completely for inclusion in separate specialist contracts. Such action will not be taken without consultation.

The Service is to be provided to the Council with an estimated volume of up to 100 properties to be acquired per year, but the Council does not provide any guarantee or assurance in respect of the annual value or volumes of work generated under this contract. Each property must be within the boundary of the London Borough of Hillingdon and will vary in size from two to four bedrooms.

Contractors will be invited to submit competitive tenders based on an "all-inclusive" basis using the M3 National Housing Federation (M3NHF) Responsive Maintenance and Void Property Works Schedule of Rates v8 with tenderers percentage adjustment along with Agents Fee percentage and fixed costs for Acquisition Fees.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £15,638,795

II.2) Description

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 70000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

London Borough of Hillingdon

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality Questions / Weighting: 50

Cost criterion - Name: Price / Weighting: 50

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: [2021/S 000-002662](#)

Section V. Award of contract

Title

Bulk Property Acquisitions & Refurbishment Service Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

2 February 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 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

Madison Brook (Group) Limited

Railway Arches, 8a Chancel Street, London, England, SE1 0UR

IONDON

SE1 0UR

Country

United Kingdom

NUTS code

- UKI74 - Harrow and Hillingdon

Companies House

07466792

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £15,638,795

Total value of the contract/lot: £15,638,795

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom