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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): ocds-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@hillington.gov.uk](mailto:mbreen@hillington.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

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**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**

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

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## **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](#)

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## **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

LONDON

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

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## **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