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Contract

# **FRAMEWORK FOR RESPONSIVE REPAIRS TO DOMESTIC PROPERTIES**

Cardiff Council

F03: Contract award notice

Notice identifier: 2022/S 000-004180

Procurement identifier (OCID): ocds-h6vhtk-02b60b

Published 14 February 2022, 4:35pm

## **Section I: Contracting authority**

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

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

#### **Email**

[corporate.procurement@cardiff.gov.uk](mailto:corporate.procurement@cardiff.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKL22 - Cardiff and Vale of Glamorgan

#### **Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0422](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422)

## **I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

## **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**

FRAMEWORK FOR RESPONSIVE REPAIRS TO DOMESTIC PROPERTIES

Reference number

ERFX1007520

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

- 45000000 - Construction work

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

Works

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

The domestic property portfolio of the Council comprises a mixture of social housing (approximately 13,723 properties in number) and other properties. Maintenance of these properties is undertaken by the Council via a mixture of in house provision and external contractors.

Approximately 90% of responsive repairs are undertaken by the in house workforce of the Council with only capacity and specialist works being issued to external contractors.

Dwellings will vary in age and condition and bidders are advised to make due allowance for this.

This tender process is in relation to responsive repairs and maintenance to domestic properties.

The Council has an in-house workforce delivering responsive repairs & maintenance to domestic properties, and this framework would be to support the in-house workforce by completing works that it does not have the capacity or specialist skills to deliver (e.g. asbestos works) to complete.

The Council is seeking to appoint 2 Contractors to deliver a similar volume and value of works. Each contractor would predominantly deliver works in an allocated district of the city, although cross district award will be permitted, for example where there are capacity or performance issues. The estimated annual value is GBP2m (approximately GBP1m per

Contractor).

#### **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: £8,000,000

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

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

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211300 - Houses construction work
- 45211100 - Construction work for houses
- 45262700 - Building alteration work
- 45400000 - Building completion work
- 45300000 - Building installation work

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

This work will generally comprise of Work in occupied properties / communal areas/ garage sites/ traveler sites/ hostels.

Work is generally instigated at the request of the tenant / occupier

Predominantly this will be singular activity work (for example – Renew ceiling including painting on completion) but may involve associated works (for example – removal or replacement of a radiator for plastering a wall).

There are three main priorities of work:

- Emergency - Response within 2 hours and completion within 24 hours
- Urgent - Response and completion within 5 working days
- Routine - Response and completion within 25 working days

Listed below are examples of the work trades which will be in scope of responsive repairs / compliance works:

- Asbestos surveys / removal
- Drainage
- Electrical
- Gas
- Glazing
- Painting
- Roofing
- Scaffolding
- Screening
- Central Heating Upgrades
- Fire Safety
- Specialist Works
- Brickwork
- Plastering
- Carpentry
- Plumbing
- Flooring
- Communal Boiler Repairs

#### Compliance Works:

- Legionella
- Dry Risers
- Water Boosters
- Sprinklers
- Fire Extinguishers
- Emergency Lighting
- PAT Testing
- Communal Boiler Servicing
- Roller Shutters
- Solar / PV Systems
- Solid Fuel

Cardiff Council operates an Out of Hours (OOH) service, and appointed Contractors would be expected to provide an OOH to supplement this provision. For some specialist trades this OOH service provision will need to be 24/7/365.

It should be noted that the following types of work could fall into the responsive repairs category:

#### Fire Damage:

- Work in occupied properties
- Small value / single activity work (for example – smoke damage to one room) but may involve associated work (for example – removal or replacement of a radiator for plastering a wall).

#### Structural Works:

- Work in occupied properties
- Minor structural work (for example – renewal of lintel / replacement of brickwork)

#### Caretaker's Properties:

- Work in occupied properties
- Predominantly this will be singular activity work (for example – Renew ceiling including painting on completion) but may involve associated works (for example removal or replacement of a radiator or plastering a wall).
- This work could also comprise of annual gas service or periodic electrical testing on request.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### **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

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## **Section IV. Procedure**

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

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

Restricted procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

#### **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 000-011929](#)



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## **Section V. Award of contract**

### **Contract No**

ERFX1007531

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

19 December 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

M Delacey & Sons (Holdings) Ltd

The Gaot Mill Road, Dowlais

Merthyr Tydfil

CF483TD

Telephone

+44 000000

Fax

+44 000000

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

### **V.2.3) Name and address of the contractor**

LCB Construction

Unit 10 Stuart Close

Cardiff

CF118EE

Telephone

+44 07508190983

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

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

Total value of the contract/lot: £8,000,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

The Council reserves the right to appoint a replacement contractor in the event of the Contractor initially being appointed withdrawing from the Framework Agreement, or in the event that the Council terminates the agreement with the Contractor initially appointed. To be clear if a supplier is lost, the next highest scoring bidder will be approached with a view to them being appointed as a replacement Contractor.

Please 'register an interest' via <https://supplierlive.proactisp2p.com/> to access the tender documentation.

(WA Ref:118682)

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom