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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

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

www.cardiff.gov.uk

Buyer's address

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

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

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](#)

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

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