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Not applicable

EPC Framework

Gentoo Group

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-004374

Procurement identifier (OCID): ocds-h6vhtk-03e191

Published 9 February 2024, 10:39am

Section I: Contracting authority/entity

I.1) Name and addresses

Gentoo Group

Sunderland

SR33XR

Contact

David Major

Email

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Country

United Kingdom

NUTS code

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Internet address(es)

Main address

<http://www.gentooigroup.com>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

EPC Framework

II.1.2) Main CPV code

- 45320000 - Insulation work

II.1.3) Type of contract

Works

II.1.4) Short description

Gentoo Group is a Registered Social Landlord that owns and manages approximately 28,000 properties across the boundaries of Sunderland, Houghton, Hetton and Washington - Tyne and Wear.

The Group is currently working to ensure that all of its properties meet an EPC standard of "C" or higher by the year 2030.

The purpose of this Framework is to procure a number of Contractors to ensure that this target is met.

Gentoo are seeking to procure multi-disciplinary Contractors to carry out the following combinations of works:

- Loft Insulation;
- Cavity Wall Insulation;
- Removal of secondary heating systems (Electric/Gas fires);
- Installation of low-energy lighting;

- Installation of insulation to water cylinders;
- Upgrading existing heating controls to wet systems;
- Mechanical extraction (Installation/replacement of extractor fans);
- Retrofit of trickle vents to windows; and
- Installation of new heating systems.

The works are to be broken into 3 Lots, Lots 1 and 2 will provide an equal split of works listed above, excluding the installation of heating systems - which will form the basis of works for Lot 3.

It is still to be confirmed, but at the time of writing Gentoo intend to appoint a maximum of 4 Contractors to each of the 3 Lots.

Tenderers will be able to bid for all 3 Lots, and may attain a place on each Framework Lot - but will only be able to deliver a maximum of 2 Lots at any one time - Lots 1 and 3 or Lots 2 and 3 together. Alternatively, Gentoo may award all 3 Lots to separate Providers dependent upon the number and quality of bids received.

Gentoo are currently working on retrieving the data and firming up the scope of works to each property, however Lots 1 and 2 will also require the Contractor to carry out any necessary pre-survey works and to hand over any necessary evidential certification on completion of each property to confirm it meets a minimum of EPC band "C".

The Tender is expected to be published in mid-September 2023 with returns expected by mid-late October 2023. Award of the Framework will be made in February 2024, subject to Gentoo Group Board approval and commencement is to be agreed shortly thereafter with the successful Contractors. The Framework will run for a duration of 4 years until February 2028.

The overall budget, split across the 3 Lots is approximately £12million over the 4 years. It has not yet been determined how this budget will be split year-on-year but efforts will be made to ensure an equal budget for each year of the Framework.

To allow Bidders the opportunity to discover more details regarding this Framework, a pre-market engagement session is to be held on Monday 4 September 2023 at 2pm. To register your interest in this session, please register here:

<https://events.teams.microsoft.com/event/7158b85d-01d6-463c-a477-42858cb75535@40d8f26a-4584-466e-9fee-b7a28c4c7cbc> this event will be held via Microsoft Teams.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2023/S 000-020129](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

II.2.2

Read

Additional CPV code(s)

- 42160000 - Boiler installations

Section number

Section II: Object

Place of text to be modified

II.1.4. Short description

Instead of

Text

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Read

Text

Gentoo currently has 29,026 properties located in predominately 4 geographical management areas in the City of Sunderland, Houghton/Hetton and Washington. Within this housing stock 28,324 are tenanted properties and 702 are leasehold. The numbers of tenanted and leasehold properties may vary throughout the duration of the Programme.

Gentoo have pledged that all properties under its ownership that currently occupy an EPC rating of band "D" or lower will receive the necessary measures required to improve this rating to a minimum of band "C" by 2030.

At the time of this Tender documentation being prepared, it is anticipated that there are approximately 7,000 properties which require some form of work to enable this pledge to be realised.

Properties are eligible to receive a large number of additional SAP points via the works completed as part of this Tender. Thereafter, Gentoo will release numerous further Tender opportunities to allow this pledge to be achieved. This is the first Tender opportunity, and relates to Heating Upgrade Works.

The Tender is broken into 2 separate Lots, as follows:

- Lot 1: Planned & Responsive Boiler Replacements; and
- Lot 2: Back Boiler Removals, Boiler Installations and Secondary Heating Removals.

Within Lot 1, there are currently 401 planned boiler replacements scheduled to be completed over a 2-year period, and it is estimated there will be approximately 800 responsive installations per year - however, this number is subject to fluctuation.

Within Lot 2 there are currently 225 boiler replacements, 48 back boiler and gas fire installations to be removed completely and replaced with a condensing combi boiler and there are 225 gas and electric secondary heating removals to be completed.

Regardless of whether the works are planned or responsive, the scope of the work will effectively be the same, and those works will include, but may not be necessarily limited to, the following across the 2 Lots:

- Installation of combination gas boilers;
- Installation of system gas boilers;
- Installation of radiators;
- Upgrade of existing heating control systems;
- Cylinder insulation and replacement;
- Replacement of full distribution systems ; and
- General Building Works in relation to energy performance.
- Removal of back boilers;
- Removal of secondary heating appliances including all making good.

Each Lot will run for separate durations. Those durations are as follows:

- Lot 1; four years, commencing in June 2024 and concluding in June 2028; and
- Lot 2; two years, with 2 optional extension clauses of 12-months each, maximum duration of four years. Commencing in June 2024 and set to conclude in June 2026. Gentoo will notify the Providers in early 2026 if the first of the available optional extension clauses is to be utilised.

Gentoo will establish a Framework for each Lot. The number of Providers on each Framework is still yet to be determined, but will be confirmed within the Tender documents.