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Tender

## **RHP - Asset Management Contracts**

RHP

F02: Contract notice

Notice identifier: 2022/S 000-006217

Procurement identifier (OCID): ocds-h6vhtk-031ee2

Published 7 March 2022, 6:09pm

### **Section I: Contracting authority**

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

RHP

8 Waldegrave Road

Teddington

TW11 8GT

#### **Contact**

Sharon Hunt

#### **Email**

[sharon@echelonconsultancy.co.uk](mailto:sharon@echelonconsultancy.co.uk)

#### **Telephone**

+44 01707339800

#### **Country**

United Kingdom

**NUTS code**

UKI75 - Hounslow and Richmond upon Thames

**National registration number**

5345282

**Internet address(es)**

Main address

<https://www.rhp.org.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=44469&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=44469&B=ECHELON)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

RHP - Asset Management Contracts

Reference number

ECH1122

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

- 45000000 - Construction work

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

Works

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

RHP is seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of repairs, voids, planned work (planned works is an option year on year), 3\* gas, gas and electric compliance works across its stock. The contract is being procured as three Lots; Lot 1 - repairs, voids and planned works, Lot 2 - 3\* gas, gas and electric compliance and Lot 3 - integrated asset management contract (combination of Lots 1 & 2). Participants can apply for all or any of Lots 1 to 3. Participants should note that if Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 & 2 are awarded as separate contracts then Lot 3 will not be awarded

#### **II.1.5) Estimated total value**

Value excluding VAT: £154,950,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

The contract is being procured as 3 Lots; Lot 1 - repairs, voids and planned works, Lot 2 - 3\* gas, gas & electric compliance and Lot 3 - integrated asset management contract (Lots 1 & 2 combined). Participants can apply for all or any of Lots 1 to 3. If Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 and 2 are awarded as separate contracts then Lot 3 will not be awarded

## **II.2) Description**

### **II.2.1) Title**

RHP - Repairs, Voids & Planned Works Contract

Lot No

1

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

- 45000000 - Construction work
- 45300000 - Building installation work
- 45350000 - Mechanical installations
- 45310000 - Electrical installation work
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45421100 - Installation of doors and windows and related components

- 90650000 - Asbestos removal services
- 45262650 - Cladding works
- 45261900 - Roof repair and maintenance work
- 45330000 - Plumbing and sanitary works

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

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames
- UKI - London
- UK - United Kingdom

Main site or place of performance

Richmond-Upon-Thames

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

Lot 1- RHP is seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of repairs, voids and planned work (planned works is an option year on year) across its stock, 9,273 units in Hillingdon, Hounslow, Richmond and Kingston. The contract will be awarded to a single Service Provider under 10 years Partnering Contract with the option to extend by up to a further five years. The total estimated value of the contract is c£112.5M, with additional optional works in scope which may be included at a later stage.

Lot 1 will be for the delivery of reactive repairs (24/7), works to empty properties to return them to a lettable standard and planned component replacement works (circa 200 kitchens and 40 bathrooms, optional year on year).

RHP is currently considering the creation of either a wholly owned subsidiary or joint venture for the delivery of Lot 1.

RHP is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, RHP anticipates shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, RHP anticipates shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, RHP intends to award the contract to two single

contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Participants can apply for all or any of Lots 1 to 3. Participants should note that if Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 & 2 are awarded as separate contracts then Lot 3 will not be awarded

Full details of the requirements and instructions are included in the procurement and Tender documents.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £112,500,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

180

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: Yes

Description of options

There is an option to extend the contract by up to a further five years. Option to include planned works. Option to utilise either PPP/PPV or schedule of rates. Option to create either

a wholly owned subsidiary or a joint venture.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

## **II.2) Description**

### **II.2.1) Title**

RHP - 3\*Gas, Gas & Electric Compliance Contract

Lot No

2

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

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45350000 - Mechanical installations
- 90650000 - Asbestos removal services
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 39715200 - Heating equipment

- 39715210 - Central-heating equipment
- 39721000 - Domestic cooking or heating equipment
- 42131110 - Central-heating radiator valves
- 44115200 - Plumbing and heating materials
- 44115220 - Heating materials
- 44620000 - Central-heating radiators and boilers and parts
- 44621110 - Central-heating radiators
- 44621220 - Central-heating boilers
- 44621221 - Parts of central-heating boilers
- 45232141 - Heating works
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45331100 - Central-heating installation work
- 50720000 - Repair and maintenance services of central heating
- 45311100 - Electrical wiring work
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment

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

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames
- UKI - London
- UK - United Kingdom

Main site or place of performance

Richmond Upon Thames

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

Lot 2 - RHP is seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of 3\*gas, gas & electric compliance work across its stock, with

units in Hillingdon, Hounslow, Richmond and Kingston. The contract will be awarded to a single Service Provider under 10 years Partnering Contract with the option to extend by up to a further five years. The total estimated value of the contract is c£42.45M.

Lot 2 will be for the delivery of a 3\* gas contract (i.e. LGSRs, servicing and breakdowns) for domestic heating installations. Circa 6,537 properties will be covered on the 3\* model. The contract also includes replacements of boilers and heating systems. There are also 12 commercial heating systems and 113 renewable heating systems that will be included in the scope of the contract. This Lot also includes electrical works including periodical testing, rewires or electrical upgrades of the properties.

RHP is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, RHP anticipates shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, RHP anticipates shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, RHP intends to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Participants can apply for all or any of Lots 1 to 3. Participants should note that if Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 & 2 are awarded as separate contracts then Lot 3 will not be awarded

Full details of the requirements and instructions are included in the procurement and Tender documents.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £42,450,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

180

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: Yes

**II.2.11) Information about options**

Options: Yes

Description of options

There is an option to extend the contract by up to a further five years.

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

**II.2.14) Additional information**

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

**II.2) Description**

**II.2.1) Title**

RHP - Integrated Asset Management Contract

Lot No

3

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

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45330000 - Plumbing and sanitary works
- 45421100 - Installation of doors and windows and related components
- 90650000 - Asbestos removal services
- 45261900 - Roof repair and maintenance work
- 45262650 - Cladding works
- 39715200 - Heating equipment
- 39721000 - Domestic cooking or heating equipment
- 42131110 - Central-heating radiator valves

- 44115200 - Plumbing and heating materials
- 44620000 - Central-heating radiators and boilers and parts
- 44621110 - Central-heating radiators
- 44621220 - Central-heating boilers
- 44621221 - Parts of central-heating boilers
- 45232141 - Heating works
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45331100 - Central-heating installation work
- 50720000 - Repair and maintenance services of central heating
- 45311100 - Electrical wiring work
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment

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

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames
- UKI - London
- UK - United Kingdom

Main site or place of performance

Richmond Upon Thames

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

Lot 3 - is the combination of all works as detailed in Lots 1 & 2 as an integrated asset management contract delivering repairs, voids and planned work (planned works is optional year on year), 3\* gas, gas & electric compliance across its stock, 9,273 units in Hillingdon, Hounslow, Richmond and Kingston. The contract will be awarded to a single Service Provider under a 10-year Partnering Contract with the option to extend by up to a further five years. The total estimated value of the contract is c£154.950M, with additional optional works in scope which may be included at a later stage.

Work will include the delivery of reactive repairs (24/7), works to empty properties to

return them to a lettable standard and planned component replacement works (circa 200 kitchens and 40 bathrooms, optional in the first year), 3\* gas contract (i.e. LGSRs, servicing and breakdowns) for domestic heating installations. (with circa 6,537 properties covered on the 3\* model), replacements of boilers and heating systems, 12 commercial heating systems, 113 renewable heating systems and electrical works including periodical testing, rewires or electrical upgrades of the properties

RHP is currently considering the creation of either a wholly owned subsidiary or joint venture for the delivery of Lot 3.

RHP is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, RHP anticipates shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, RHP anticipates shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, RHP intends to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Participants can apply for all or any of Lots 1 to 3. Participants should note that if Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 & 2 are awarded as separate contracts then Lot 3 will not be awarded

Full details of the requirements and instructions are included in the procurement and Tender documents.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £154,950,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

180

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

as set out in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: Yes

**II.2.11) Information about options**

Options: Yes

Description of options

There is an option to extend the contract by up to a further five years. Option to include planned works. Option to utilise either PPP/PPV or schedule of rates. Option to create either

a wholly owned subsidiary or a joint venture.

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

**II.2.14) Additional information**

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

As detailed in the procurement and tender documents

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As detailed in the procurement and Tender documents

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **Section IV. Procedure**

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

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

Competitive dialogue

#### **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

11 April 2022

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

6 May 2022

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 9 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. The Contracting Authority also reserves the right not to award the contract. Neither the Contracting Authority nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

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

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

### **VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom