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Tender

## **London Borough of Havering - Major Projects and Regeneration**

London Borough of Havering

F02: Contract notice

Notice identifier: 2025/S 000-006462

Procurement identifier (OCID): ocids-h6vhtk-04e5ad

Published 20 February 2025, 6:16pm

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

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

London Borough of Havering

Town Hall, Main Road

Romford

RM1 3BB

#### **Contact**

Shelley Wood

#### **Email**

[Shelley.wood@lumensol.co.uk](mailto:Shelley.wood@lumensol.co.uk)

#### **Telephone**

+44 7342933523

#### **Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

<https://www.havering.gov.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/131121>

**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=90781&B=LUMENSOL](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=90781&B=LUMENSOL)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=90781&B=LUMENSOL](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=90781&B=LUMENSOL)

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

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

Regional or local authority

**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**

London Borough of Havering - Major Projects and Regeneration

Reference number

L122

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

- 45000000 - Construction work

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

Works

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

London Borough of Havering is looking to procure suitable providers for three Contracts to deliver major projects and regeneration works to their housing stock.

The contract will be for an initial term of 10 years with a possible extension of circa four years to 31st March 2040.

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

Value excluding VAT: £225,000,000

#### **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: 2

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

Applicants may submit bids for all Lots. The three Contracts may be awarded to three separate applicants or a single Applicant may be successful in both Lots 1 & 2. Suppliers

cannot win all three Lots

## **II.2) Description**

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

High Risk Buildings

Lot No

1

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

- 45300000 - Building installation work
- 45320000 - Insulation work
- 45400000 - Building completion work
- 45430000 - Floor and wall covering work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKI - London

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

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver major projects and regeneration works to their housing stock. Split across three Lots:

- a) Lot 1 High Risk Buildings
- b) Lot 2 Medium and Low Rise Blocks
- c) Lot 3 Street Properties and Internal Works.

The services required by this contract are outlined in the descriptive document, the Term Briefs and remaining tender documents will follow in due course.

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of 10 years, with a maximum optional extension of 5 years.

London Borough of Havering are following the Competitive Dialogue procurement procedure in accordance with the Public Contracts Regulations 2015.

Following completion of the Selection Questionnaire and associated appendices, prospective Bidders will be shortlisted, with six Bidders being invited to submit Core Proposals.

Following completion of the Core Proposals, Bidders will again be shortlisted with three Bidders anticipated being invited to take part in Dialogue and submit Final Tenders. Further information is outlined in the Selection Questionnaire - Descriptive Document.

#### **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: £25,000,000

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

Start date

26 January 2026

End date

31 March 2040

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: Yes

Description of options

Optional extension of term for an additional c. four years to 31st March 2040

### **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**

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmed work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. Should the Strategic Alliance be formed, there will be a need for the Providers of these Contracts to work with some of these other providers.

## **II.2) Description**

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

Medium and Low Rise Blocks

Lot No

2

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

- 45300000 - Building installation work
- 45320000 - Insulation work
- 50700000 - Repair and maintenance services of building installations
- 50000000 - Repair and maintenance services
- 45430000 - Floor and wall covering work
- 45400000 - Building completion work

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

NUTS codes

- UKI - London

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

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver major projects and regeneration works to their housing stock. Split across three Lots:

- a) Lot 1 High Risk Buildings
- b) Lot 2 Medium and Low Rise Blocks
- c) Lot 3 Street Properties and Internal Works.

The services required by this contract are outlined in the descriptive document, the Term Briefs and remaining tender documents will follow in due course.

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of 10 years, with a maximum optional extension of 4 years.

London Borough of Havering are following the Competitive Dialogue procurement procedure in accordance with the Public Contracts Regulations 2015.

Following completion of the Selection Questionnaire and associated appendices, prospective Bidders will be shortlisted, with six Bidders being invited to submit Core Proposals.

Following completion of the Core Proposals, Bidders will again be shortlisted with three Bidders anticipated being invited to take part in Dialogue and submit Final Tenders. Further information is outlined in the Selection Questionnaire - Descriptive Document.

#### **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: £95,000,000

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

Start date

26 January 2026

End date

31 March 2040

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: Yes

Description of options

Optional extension of term for an additional c. four years to 31st March 2040

#### **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**

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmed work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. Should the Strategic Alliance be formed, there will be a need for the Providers of these Contracts to work with some of these other providers.

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

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

Street Properties and Internal Works

Lot No

3

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

- 45300000 - Building installation work



- 45320000 - Insulation work
- 45400000 - Building completion work
- 45430000 - Floor and wall covering work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work

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

NUTS codes

- UKI - London

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

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver major projects and regeneration works to their housing stock. Split across three Lots:

- a) Lot 1 High Risk Buildings
- b) Lot 2 Medium and Low Rise Blocks
- c) Lot 3 Street Properties and Internal Works.

The services required by this contract are outlined in the descriptive document, the Term Briefs and remaining tender documents will follow in due course.

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of 10 years, with a maximum optional extension of 5 years.

London Borough of Havering are following the Competitive Dialogue procurement procedure in accordance with the Public Contracts Regulations 2015.

Following completion of the Selection Questionnaire and associated appendices, prospective Bidders will be shortlisted, with six Bidders being invited to submit Core Proposals.

Following completion of the Core Proposals, Bidders will again be shortlisted with three Bidders anticipated being invited to take part in Dialogue and submit Final Tenders.

Further information is outlined in the Selection Questionnaire - Descriptive Document.

#### **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: £105,000,000

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

Start date

26 January 2026

End date

31 March 2040

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: Yes

Description of options

Optional extension of term for an additional c. four years to 31st March 2040

#### **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**

Havering are procuring a series of contracts which may work under a Strategic Alliance to

deliver, reactive, cyclical and programmed work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. Should the Strategic Alliance be formed, there will be a need for the Providers of these Contracts to work with some of these other providers.

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

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

#### **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 accompanying tender documents

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## **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

31 March 2025

Local time

12:00pm

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

30 April 2025

#### **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: 6 (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**

London Borough of Havering reserve the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the services at its sole discretion. London Borough of Havering shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with London Borough of Havering shall be incurred entirely at that applicant's/tenderer's risk

### **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**

Royal Courts of Justice

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 aware 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