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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): ocds-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

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/rwlentrance_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/rwlentrance_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

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.

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

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)

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