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Tender

Responsive Repairs and Void Property Services

Procurement for Housing

F02: Contract notice

Notice identifier: 2023/S 000-007135

Procurement identifier (OCID): ocds-h6vhtk-03b209

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Section I: Contracting authority

I.1) Name and addresses

Procurement for Housing

2 Olympic Way, Woolston Grange Avenue

Birchwood, Warrington

WA2 0YL

Email

bfinney@pfh.co.uk

Telephone

+44 7590859265

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.procurementforhousing.co.uk>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA26067

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

www.mytenders.co.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.mytenders.co.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Responsive Repairs and Void Property Services

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

Established in 2004, Procurement for Housing (PfH) is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark. Collectively our Members manage more than 75% of UK' social housing stock, with PfH helping them to achieve efficiency savings using a wide range of services including framework agreements, spend analyses, strategy reviews, consolidated billing and comprehensive reporting. PfH is a contracting authority under Regulation 2 of the Public Contracts Regulations 2015 ("PCR 2015") and a central purchasing body under regulation 37 PCR 2015.

Please refer to www.pfh.co.uk for additional information.

PfH is administered by Inprova Limited and is headquartered in the North West of England with over 20 years of expertise and experience offering a complete procurement solutions package across outsourcing, technology and consultancy. By integrating procurement services and technology, Inprova operates as a delivery partner, supporting business performance improvement for the public sector.

Procurement for Housing seeks to establish a Framework Agreement for Responsive Repairs and Void Property Services.

The framework has been split into five (5) lots:

1. Responsive Repairs and Void Property Services
2. Void Property Refurbishment

- 3. Responsive Repairs
- 4. Void Property Cleaning and Clearing Services
- 5. Void Property Services

The framework agreement is open to social housing providers and the wider public sector (<https://procurementforhousing.co.uk/missible-users/across>) across England, Scotland, Wales and Northern Ireland.

Organisations can apply to become qualified suppliers in more than one lot, however, they are restricted in applying for either National coverage or up to a maximum of 4 regions.

The estimated total Lot values provided within Document 1 - Invitation to Tender, represent the estimated maximum spend ranges for each Lot. However, Tenderers should note that we expect the total value of the Framework Agreement across all lots to be GBP 240,000,000 (240 million). However, as it is unknown which contracting route will be selected by PfH Members estimations have been duplicated over lots 1 to 3.

II.1.5) Estimated total value

Value excluding VAT: £420,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

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

PfH reserves the right to combine lots to service contract delivery for the customer

II.2) Description

II.2.1) Title

Responsive Repairs and Void Property Refurbishment

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 45300000 - Building installation work
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The intention of this lot is to provide PfH members with end-to-end management of their reactive maintenance repairs and works associated with ensuring void properties are at the appropriate standard to relet.

It is anticipated that the services provided will either be a fully out-sourced solution to deliver all works for PfH members in relation to their reactive maintenance and void property works or as a top up service to existing in house teams.

It will be at the discretion of the PfH member to determine the level of requirement on an individual contract basis.

Suppliers will be required to identify if they can provide this service nationally or select up to a maximum of 4 regions.

PfH anticipates awarding place on the Framework to 6 National Suppliers and 4 Suppliers per Region but reserves the right to award to a greater or fewer number of suppliers depending on the bids received

II.2.5) Award criteria

Quality criterion - Name: Quality, Technical Merit & Customer Service / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £180,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

There will be two additional extension periods of 12 months (2 + 1 + 1)

II.2.10) Information about variants

Variants will be accepted: No

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

II.2) Description

II.2.1) Title

Void Property Refurbishment

Lot No

2

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 45300000 - Building installation work
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The intention of this lot is to provide PfH members with end-to-end management of refurbishment works (internal and external) required within empty properties, including but not limited to:

- Gas and Electrical Safety Inspection
- Boiler and heating system testing/repairs/installation
- Electrical testing/repairs/upgrades
- Kitchen and bathroom repairs
- General building repairs
- Joinery and metal works
- Plastering, painting & decorating
- Roofing works
- Fencing & gate repairs
- Drainage repairs

It is anticipated that the services provided will either be a fully out-sourced solution to deliver all works associated with void property refurbishment or as a top up service to existing in house teams. It will be at the discretion of the PfH member to determine the level of requirement on an individual contract basis.

Suppliers will be required to identify if they can provide this service nationally or select up to a maximum of 4 regions.

PfH anticipates awarding place on the Framework to 5 National Suppliers and 4 Suppliers per Region but reserves the right to award to a greater or fewer number of suppliers depending on the bids received

II.2.5) Award criteria

Quality criterion - Name: Quality, Technical Merit & Customer Service / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £100,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

There will be two additional extension periods of 12 months (2 + 1 + 1)

II.2.10) Information about variants

Variants will be accepted: No

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

II.2) Description

II.2.1) Title

Responsive Repairs

Lot No

3

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 45300000 - Building installation work
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The intention of this lot is to provide PfH members with end-to-end management of reactive and responsive repair works (internal and external). Including but not limited to:

- General internal and external building repairs
- Plumbing repairs
- Brickwork repairs
- Electrical remedial works
- Window & door repairs
- Roofing repairs
- Drainage repairs
- Flooring repairs (internal and external paving)
- Plastering, painting & decorating

It is anticipated that the services provided will either be a fully out-sourced solution to deliver all reactive maintenance works or as a top up service to existing in house teams. It will be at the discretion of the PfH member to determine the level of requirement on an individual contract basis.

Suppliers will be required to identify if they can provide this service nationally or select up to a maximum of 4 regions.

PfH anticipates awarding place on the Framework to 5 National Suppliers and 4 Suppliers per Region but reserves the right to award to a greater or fewer number of suppliers depending on the bids received

II.2.5) Award criteria

Quality criterion - Name: Quality, Technical Merit & Customer Service / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £80,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

There will be two additional extension periods of 12 months (2 + 1 + 1)

II.2.10) Information about variants

Variants will be accepted: No

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

II.2) Description

II.2.1) Title

Void Property Cleaning and Clearing Services

Lot No

4

II.2.2) Additional CPV code(s)

- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Lot 4 is a specialist service provision for the cleaning and clearance of void properties including but not limited to the following services:

- Builders Clean
- Light Property Clean
- Deep Property Clean
- Specialist Cleaning (including site disinfection)
- Clearing & disposal of general waste
- Clearing & disposal of hazardous waste (including sharps and clinical waste)
- Clearing & disposal of electrical and electronic equipment waste (WEEE)
- Garden clearances
- Pest control

Suppliers will be required to identify if they can provide this service nationally or select up to a maximum of 4 regions.

PfH anticipates awarding place on the Framework to 3 National Suppliers and 4 Suppliers per Region but reserves the right to award to a greater or fewer number of suppliers depending on the bids received

II.2.5) Award criteria

Quality criterion - Name: Quality, Technical Merit & Customer Service / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £30,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

There will be two additional extension periods of 12 months (2 + 1 + 1)

II.2.10) Information about variants

Variants will be accepted: No

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

II.2) Description

II.2.1) Title

Void Property Security Services

Lot No

5

II.2.2) Additional CPV code(s)

- 35121000 - Security equipment
- 35125000 - Surveillance system
- 79710000 - Security services
- 65500000 - Meter reading service
- 44212329 - Security screens

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Lot 5 is a specialist service provision to ensure site safety and security of empty/void sites and properties under the responsibility of PfH members.

It is anticipated that services under this lot will fall into two main categories:

Site Security which will include (but is not limited to) the following solutions:

- Supply, installation and removal of demountable screens and doors on a purchase and hire basis
- Supply, installation and removal of security fencing on a purchase and hire basis
- Supply, installation and removal of net curtains on a purchase and hire basis
- Boarding up services
- Guardianship provision
- Secure meter box coverings

And Site Monitoring which will include (but is not limited to) the following solutions:

- Temporary alarm detection systems (can also include a responsive service)

- Mobile CCTV towers
- Mobile patrol services

Suppliers must be able to provide these services to PfH members on a National basis.

II.2.5) Award criteria

Quality criterion - Name: Quality, Technical Merit & Customer Service / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £30,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

There will be two additional extension periods of 12 months (2 + 1 + 1)

II.2.10) Information about variants

Variants will be accepted: No

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 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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 280

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

14 April 2023

Local time

12:00pm

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

Tender must be valid until: 13 October 2023

IV.2.7) Conditions for opening of tenders

Date

14 April 2023

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

This Framework may be used by any contracting authority listed in or referred to in the FTS Notice. This includes: All current members of PfH at the time of the FTS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord, or Scottish registered social registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland and UK-wide public authorities based in Scotland, or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities) that becomes a member of PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; Any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations; educational establishments and any other contracting authority listed on the following page of the PfH website :

<http://procurementforhousing.co.uk/permmissible-users/> at the time of the FTS notice for this procurement.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=228818.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.mytenders.co.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(MT Ref:228818)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>