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Tender

## **Salvation Army HA Responsive & Voids Maintenance**

Salvation Army Housing Association

F02: Contract notice

Notice identifier: 2021/S 000-007150

Procurement identifier (OCID): ocds-h6vhtk-02a35f

Published 7 April 2021, 6:32pm

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

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

Salvation Army Housing Association

3rd Floor, St Olaves House, 10 Lloyds Avenue

London

EC3N 3AJ

#### **Contact**

Zain Khan

#### **Email**

[zkhan@arkconsultancy.co.uk](mailto:zkhan@arkconsultancy.co.uk)

#### **Telephone**

+44 1215153831

#### **Country**

United Kingdom

**NUTS code**

UKI31 - Camden and City of London

**National registration number**

15210R

**Internet address(es)**

Main address

<https://saha.org.uk/>

Buyer's address

<https://saha.org.uk/>

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Building-installation-work./AQA7DY62Y6>

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**

Salvation Army HA Responsive & Voids Maintenance

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

- 45300000 - Building installation work

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

Works

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

Salvation Army Housing Association (saha) manages over 4,000 units of general needs, supporting and older people's housing throughout England. It is looking for contractors to provide responsive maintenance and repairs to empty homes (voids). The contract will be divided into 7 regional Lots with a single contractor in each region. The contract term will be for 3 years with the option for further extensions up to 2 years, and a no-fault break clause that can be triggered by either party with 12 months' written notice after the first year. Works will be paid for on the basis of NHF Schedule of Rates version 7.1. The estimated annual value is £1.9m excluding VAT and inflation.

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

Value excluding VAT: £9,500,000

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

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots  
3

Maximum number of lots that may be awarded to one tenderer: 3

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

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

London & Home Counties North

Lot No

1

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

- 50700000 - Repair and maintenance services of building installations
- 45300000 - Building installation work

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

NUTS codes

- UKH - EAST OF ENGLAND
- UKI5 - Outer London – East and North East
- UKI - LONDON
- UKI4 - Inner London – East
- UKI3 - Inner London – West
- UKJ - SOUTH EAST (ENGLAND)
- UKI7 - Outer London – West and North West

Main site or place of performance

EAST OF ENGLAND, Outer London – East and North East, LONDON, Inner London – East, Inner London – West, SOUTH EAST (ENGLAND), Outer London – West and North West

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 986 homes within the region. This includes daytime repairs and responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the

Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £600,000.

#### **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: £3,000,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the

Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/AQA7DY62Y6>

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

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

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

North West

Lot No

2

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

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKD - NORTH WEST (ENGLAND)

Main site or place of performance

NORTH WEST (ENGLAND)

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 941 homes within the region. This includes daytime repairs and responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £425,000.

#### **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: £2,125,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/P35UXJ2WHF>

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

## **II.2) Description**

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



Southern

Lot No

3

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

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKK2 - Dorset and Somerset
- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

Dorset and Somerset, Hampshire and Isle of Wight

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 206 homes within the region. This includes daytime repairs and responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £100,000.

### **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: £500,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/4G7N3X6753>

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

## **II.2) Description**

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

Devon & Cornwall

Lot No

4

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

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKK3 - Cornwall and Isles of Scilly
- UKK4 - Devon

Main site or place of performance

Cornwall and Isles of Scilly, Devon

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 171 homes within the region. This includes daytime repairs and responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £125,000.

#### **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: £625,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/FQF68P2TFK>

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

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

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

Midlands

Lot No

5

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

- 45300000 - Building installation work

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKF - EAST MIDLANDS (ENGLAND)
- UKG - WEST MIDLANDS (ENGLAND)

Main site or place of performance

EAST MIDLANDS (ENGLAND), WEST MIDLANDS (ENGLAND)

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 530 homes within the region. This includes daytime repairs and responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £250,000.

### **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: £1,250,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity, please click here: <https://www.delta->

[esourcing.com/respond/2884W3AJX4](https://esourcing.com/respond/2884W3AJX4)

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

## **II.2) Description**

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

London & Home Counties South

Lot No

6

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

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKI6 - Outer London – South
- UKI - LONDON
- UKJ4 - Kent
- UKJ - SOUTH EAST (ENGLAND)
- UKJ2 - Surrey, East and West Sussex

Main site or place of performance

Outer London – South,LONDON,Kent,SOUTH EAST (ENGLAND),Surrey, East and West Sussex

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 574 homes within the region. This includes daytime repairs and



responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £225,000.

#### **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: £1,125,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/5S83EHE2B2>

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

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

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

West of England

Lot No

7

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

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

Main site or place of performance

Gloucestershire, Wiltshire and Bristol/Bath area, Berkshire, Buckinghamshire and Oxfordshire

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

saha is looking for a contractor with significant experience of delivering repairs and maintenance works and services to a high standard and at value for money rates.

The successful contractor will be responsible for the delivery of responsive and void maintenance to saha's 421 homes within the region. This includes daytime repairs and responding to out-of-hours emergency requests from saha's call-handlers. Bidders will need to demonstrate their approach to providing services to supported housing schemes and vulnerable residents.

The procurement documents provide information on the geographical areas covered by the Lot. Bidders will need to ensure that they can cover all of saha's properties within the Lot and in their tender responses will need to demonstrate that they can successfully mobilise and deliver across the region taking account of the location of all of the housing stock.

The works will be delivered under a JCT Measured Term Contract which will be for an initial period of 3 years with the option to extend by a further 2 years. The anticipated contract start date is November 2021. The works will be paid for using the NHF Schedule of Rates version 7.1. The estimated annual value (excluding VAT and inflation) is approximately £175,000.

### **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: £875,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option for 2 further periods of 12 months

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

To respond to this opportunity, please click here: <https://www.delta->

[esourcing.com/respond/77K939B55T](https://esourcing.com/respond/77K939B55T)

There will be a no-fault break clause operational with 12 months' written notice on either side which can be enacted at any point from the first anniversary of the contract.

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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

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## **Section IV. Procedure**

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

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

Restricted procedure

#### **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

10 May 2021

Local time

3:00pm

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

26 May 2021

#### **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**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Building-installation-work./AQA7DY62Y6>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/AQA7DY62Y6>

GO Reference: GO-202147-PRO-18049230

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

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

The High Court, Royal Courts of Justice

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

[www.justice.gov.uk/courts](http://www.justice.gov.uk/courts)

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

ARK Consultancy Limited

84 Spencer Street

Birmingham

B18 6DS

Email

[zkhan@arkconsultancy.co.uk](mailto:zkhan@arkconsultancy.co.uk)

Telephone

+44 5153831

Country

United Kingdom

Internet address

[www.arkconsultancy.co.uk](http://www.arkconsultancy.co.uk)