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Tender

Property Repairs & Maintenance

Moat Homes Limited

F02: Contract notice

Notice identifier: 2021/S 000-009344

Procurement identifier (OCID): ocds-h6vhtk-02abf1

Published 29 April 2021, 5:33pm

Section I: Contracting authority

I.1) Name and addresses

Moat Homes Limited

Mariner House, Galleon Boulevard, Crossways

Dartford

DA2 6QE

Contact

Ms Kathryn Stevens

Email

tenders@moat.co.uk

Country

United Kingdom

NUTS code

UKH3 - Essex

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://www.housingprocurement.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.housingprocurement.com/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Property Repairs & Maintenance

Reference number

DN532912

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Moat is seeking to enter into a long-term partnering agreement with a suitably qualified and experienced organisation to deliver a high quality, customer-focussed and cost-effective building works service for the maintenance of its housing stock. The contract is anticipated to commence on 4th April 2022 for an initial period of 10 years to 08:00h on Monday, 5th April 2032. Subject to satisfactory performance, Moat will have the option to extend for additional periods of up to five further years, in increments to be agreed, unless the Contract ends or is terminated in accordance with the Conditions of Contract. The total contract term, including possible extensions, is fifteen (15) years.

II.1.5) Estimated total value

Value excluding VAT: £320,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 39141400 - Fitted kitchens

- 42961100 - Access control system
- 44112200 - Floor coverings
- 44220000 - Builders' joinery
- 44410000 - Articles for the bathroom and kitchen
- 44520000 - Locks, keys and hinges
- 45112700 - Landscaping work
- 45232460 - Sanitary works
- 45233250 - Surfacing work except for roads
- 45233253 - Surface work for footpaths
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50511000 - Repair and maintenance services of pumps
- 50700000 - Repair and maintenance services of building installations
- 50870000 - Repair and maintenance services of playground equipment
- 51110000 - Installation services of electrical equipment
- 51700000 - Installation services of fire protection equipment
- 71250000 - Architectural, engineering and surveying services
- 75123000 - Administrative housing services
- 77300000 - Horticultural services
- 79510000 - Telephone-answering services
- 90460000 - Cesspool or septic tank emptying services
- 90650000 - Asbestos removal services
- 90721000 - Environmental safety services
- 90911000 - Accommodation, building and window cleaning services
- 90920000 - Facility related sanitation services

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex
- UKI6 - Outer London – South
- UKJ2 - Surrey, East and West Sussex
- UKJ4 - Kent

II.2.4) Description of the procurement

Moat Homes Limited (Moat) is seeking expressions of interest from suitably skilled and experienced Service Providers to fulfil the requirements of a new Property Repairs and Maintenance Contract to its housing portfolio of c.20 000 properties. This will be a TPC 2005 (as amended) Contract, which will run for an initial period of 10 years, with options to extend.

Moat is procuring the new Contract using a Competitive Dialogue procedure, in accordance with the Public Contracts Regulations 2015 (as amended).

The Contract will initially comprise responsive repairs and out-of-hours services, with the possibility of works to void properties also being included from the commencement of the contract. It is further anticipated that additional, property-maintenance related services may be added to the Contract during its term, subject to agreement and satisfactory performance. Moat requires Service Providers to primarily undertake works in-house with a directly employed workforce and low levels of sub-contracting.

Moat is open to considering different commercial models and will initially be seeking submissions on the basis of both SoR and PPP/PPV models, with a final approach being agreed during the dialogue phase of the procurement.

Organisations seeking to participate in the process must complete in full the Selection Questionnaire (SQ) and return this no later than the deadline stated in IV.2.2. Moat will evaluate the returned SQs as set out within the procurement documents and envisages short-listing a maximum of 6 Service Providers to be Invited to Submit Detailed Solutions (ISDS). Following evaluation of the ISDS submissions received, Moat anticipates inviting 3 Service Providers to participate in Dialogue and submit Final Tenders. Full details are provided in the procurement documents available to download from the Housing Procurement Portal.

II.2.5) Award criteria

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

documents

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.2.10) 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 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

1 June 2021

Local time

10:00am

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Organisations interested in being invited to tender for the Contract are required to complete and return a Selection Questionnaire containing information about their economic and financial standing, technical capability and other general information. This information will be assessed to establish that the organisation is financially viable and technically capable of undertaking a contract of this nature.

Expressions of interest must be by way of completion and return of the Selection Questionnaire (in accordance with the requirements set out in the Selection Questionnaire) by the date and time specified in Section IV.2.2 above.

The Contract shall be awarded based on the most economically advantageous Tender received, full details included in the procurement documents.

The Competitive Dialogue

It is intended that this procurement will be a competitive dialogue. There will be an initial detailed solutions stage following which a maximum of 3 organisations will be selected to participate in the dialogue stage which will focus on key issues where the Contracting Authority is not able to define objectively the technical means or financial or legal make up of aspects of its needs.

Moat reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice.

Access to the Selection Questionnaire and further information about the Contract can be obtained from the Housing Procurement Portal.

The Procurement Documents, including the Instructions to Suppliers for Submission of a Selection Questionnaire, are available from www.housingprocurement.com. To obtain the Procurement Documents:

- Register your organisation free of charge at www.housingprocurement.com;
- Await acceptance. You will receive an e-mail confirming your username and password for the Housing Procurement Portal;

- Use your username and password to log in to the Housing Procurement Portal and express your interest in the Contract(s);
- After you have expressed an interest you will receive an e-mail link to access the Procurement Documents;
- Then follow the guidance contained in the Instructions for Submission of a Selection Questionnaire;
- All Selection Questionnaire responses must be submitted via the Housing Procurement Portal.

Please allow sufficient time to register (at least 1 working day). Moat accepts no liability whatsoever for submissions that are not received due to internet connectivity issues or transmissions delays.

Moat reserves the right to cancel the procurement and not to proceed with the long term Contract at any stage of the procurement process.

Moat also reserves the right not to award a contract. Neither the contracting authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for this contract.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

www.moat.co.uk