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Contract

## **LB Enfield Affordable Housing Programme Framework**

London Borough of Enfield

F03: Contract award notice

Notice identifier: 2022/S 000-009800

Procurement identifier (OCID): ocds-h6vhtk-02e3b3

Published 12 April 2022, 4:28pm

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

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

London Borough of Enfield

Enfield Civic Centre

Enfield

EN1 3ES

#### **Contact**

LBE Procurement Representative Sharon Hunt

#### **Email**

[enfield@echelonconsultancy.co.uk](mailto:enfield@echelonconsultancy.co.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKI54 - Enfield

**Internet address(es)**

Main address

<http://www.enfield.gov.uk/>

Buyer's address

<http://www.enfield.gov.uk/>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

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

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

LB Enfield Affordable Housing Programme Framework

Reference number

DN558226

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

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

On 22 Sept. 2021 The London Borough of Enfield issued a contract notice inviting suppliers to participate in the Procurement of an Affordable Housing Providers Framework Agreement. Following the SQ stage, regrettably the Council has made the decision to discontinue the procedure in light of market conditions. The contract has not been awarded and it is the Council's current intention that this Framework Agreement will be readvertised shortly and we will inform you of this accordingly.

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Original text from Contract Notice - The London Borough of Enfield is seeking expressions of interest from suitably qualified and experienced providers for the provision of works and services to deliver Enfield's Affordable Housing Programme. The works and services will be delivered under a Framework comprising three Lots as follows: Lot 1 - Development and Works; Lot 2a - Development Services and Sales; Lot 2b - Estate Management.

Full details of all requirements and instructions are provided in the procurement and Tender documents on the London Tenders Portal. Ref DN 558226

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

This contract is divided into lots: Yes

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

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

Development and Works

Lot No

1

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

- 45111291 - Site-development work
- 45210000 - Building construction work
- 70111000 - Development of residential real estate

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKI - London

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

On 22 Sept. 2021 The London Borough of Enfield issued a contract notice inviting suppliers to participate in the Procurement of an Affordable Housing Providers Framework Agreement. Following the SQ stage, regrettably the Council has made the decision to discontinue the procedure in light of market conditions. The contract has not been awarded and it is the Council's current intention that this Framework Agreement will be readvertised shortly and we will inform you of this accordingly.

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Original text from Contract Notice - Lot 1 will be utilised for the procurement and development of housing-led sites. This will include all activities necessary to construct housing and associated facilities and infrastructure (e.g. commercial and employment spaces) and ensure the long-term effective housing and estate management of these sites.

The Framework will be led by Enfield Council ("The Authority") and will be made available to the 32 London Boroughs and the City of London ("Authorised Users").

Specific requirements for works procured under this Lot will be set-out in the call-off documents but are likely to include (but not be limited to) the following:

- Securing grant funding and raising of development finance
- Obtaining planning permission
- Supply chain management
- Design and construction of housing
- Design and construction of facilities and infrastructure to support housing
- Aftercare and effective management of housing stock.

Development works procured through the Framework will be subject to terms further specified in a separate contract that will be defined as part of the call off process. It is anticipated that the form of contract to be used for individual sites or opportunities will be one of:

- Development Agreement, or
- Forward Fund Sales Agreement.

(Please note that Enfield reserves the right to use a range of contracts where necessary and this will be determined at the call off stage).

LB Enfield is following a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015 in order to procure the new 3-Lot Framework. Under the first stage of the process, bidders are required to complete a Selection Questionnaire and its associated appendices and submit it via the London Tenders Portal in line with the timetable provided on the portal and in the documents. Following evaluation of submitted SQs, LB Enfield anticipates shortlisting a maximum of 10 providers to be Invited to Tender for Lot 1. Following evaluation of received Tenders under the second stage of the process, LB Enfield anticipates awarding places on Lot 1 the Framework to a maximum of 8 providers.

Full details of all requirements and instructions are provided in the procurement and Tender documents on the London Tenders Portal.

1. The Council or an Authorised User may invite, in writing, a Framework Provider to enter into a Call-Off Contract without any further competition between the Framework Providers ("Direct Selection") where:

1. the Call-Off Contract relates to Lot 1 and the gross development value of the project is estimated by the Council or the Authorised User to be £30million or less;

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Options: Yes

Description of options

The Framework will be awarded for an initial period of four years, with the option to extend it by up to a further two years.

### **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**

Development Services and Sales

Lot No

2a

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

- 70123100 - Sale of residential real estate
- 71242000 - Project and design preparation, estimation of costs
- 71247000 - Supervision of building work
- 71248000 - Supervision of project and documentation
- 71251000 - Architectural and building-surveying services
- 71500000 - Construction-related services
- 79342000 - Marketing services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKI - London

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

On 22 Sept. 2021 The London Borough of Enfield issued a contract notice inviting suppliers to participate in the Procurement of an Affordable Housing Providers Framework Agreement. Following the SQ stage, regrettably the Council has made the decision to discontinue the procedure in light of market conditions. The contract has not been awarded and it is the Council's current intention that this Framework Agreement will be readvertised shortly and we will inform you of this accordingly.

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Original text from Contract Notice - Lot 2a will be utilised to procure the technical and professional services of Providers to support delivery of Enfield (and any Authorised Users) affordable housing development programme.

The Framework will be led by Enfield Council ("The Authority") and will be made available to the 32 London Boroughs and the City of London ("Authorised Users").

Specific requirements for works procured under this Lot will be set-out in the call-off documents but are likely to include (but not be limited to) the following:

- Development Management services for part of, or the whole lifecycle of development projects
- Sales and marketing of market sale and affordable homes.

LB Enfield is following a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015 in order to procure the new 3-Lot Framework. Under the first stage of the process, bidders are required to complete a Selection Questionnaire and its associated appendices and submit it via the London Tenders Portal in line with the timetable provided on the portal and in the documents. Following evaluation of submitted SQs, LB Enfield anticipates shortlisting a maximum of 8 providers to be Invited to Tender for Lot 2a. Following evaluation of received Tenders under the second stage of the process, LB Enfield anticipates awarding places on Lot 2a the Framework to 6 a maximum of providers.

Full details of all requirements and instructions are provided in the procurement and Tender documents on the London Tenders Portal.

1. The Council or an Authorised User may invite, in writing, a Framework Provider to enter into a Call-Off Contract without any further competition between the Framework Providers ("Direct Selection") where:

1. the Call-Off Contract relates to services to be awarded under Lot 2a or 2b and:

1. the Council or the Authorised User is able to determine which Framework Provider will provide it with the most economically advantageous offer for the proposed Call-Off Contract by reference to the Framework Providers' tender submissions for the Framework Agreement and having regard to the particular requirements of the Call-Off Contract in question;

2. in relation to awards by the Council only, where the estimated value of the Call-Off Contract is less than £200,000;

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Options: Yes

Description of options

The Framework will be awarded for an initial period of four years, with the option to extend it by up to a further two years.

### **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**

Estate Management

Lot No

2b

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

- 50000000 - Repair and maintenance services
- 70330000 - Property management services of real estate on a fee or contract basis
- 77314000 - Grounds maintenance services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKI - London



## II.2.4) Description of the procurement

On 22 Sept. 2021 The London Borough of Enfield issued a contract notice inviting suppliers to participate in the Procurement of an Affordable Housing Providers Framework Agreement. Following the SQ stage, regrettably the Council has made the decision to discontinue the procedure in light of market conditions. The contract has not been awarded and it is the Council's current intention that this Framework Agreement will be readvertised shortly and we will inform you of this accordingly.

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Original text from Contract Notice - Lot 2b will be utilised to procure the technical and professional services of Providers to support the management of Enfield (and any Authorised Users) affordable housing developments.

The Framework will be led by Enfield Council ("The Authority") and will be made available to the 32 London Boroughs and the City of London ("Authorised Users").

Specific requirements for works procured under this Lot will be set-out in the call-off documents but are likely to include (but not be limited to) the following:

- Estate and place management in line with Social Regulator standards.

LB Enfield is following a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015 in order to procure the new 3-Lot Framework. Under the first stage of the process, bidders are required to complete a Selection Questionnaire and its associated appendices and submit it via the London Tenders Portal in line with the timetable provided on the portal and in the documents. Following evaluation of submitted SQs, LB Enfield anticipates shortlisting 8 providers to be Invited to Tender for Lot 2b. Following evaluation of received Tenders under the second stage of the process, LB Enfield anticipates awarding places on Lot 2b the Framework to 6 providers.

Full details of all requirements and instructions are provided in the procurement and Tender documents on the London Tenders Portal.

1. The Council or an Authorised User may invite, in writing, a Framework Provider to enter into a Call-Off Contract without any further competition between the Framework Providers ("Direct Selection") where:

1. the Call-Off Contract relates to services to be awarded under Lot 2a or 2b and:

1. the Council or the Authorised User is able to determine which Framework Provider will provide it with the most economically advantageous offer for the proposed Call-Off Contract by reference to the Framework Providers' tender submissions for the

Framework Agreement and having regard to the particular requirements of the Call-Off Contract in question;

2. in relation to awards by the Council only, where the estimated value of the Call-Off Contract is less than £200,000;

two.2.5) Award criteriaII.2.5) Award criteria

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Options: Yes

Description of options

The Framework will be awarded for an initial period of four years, with the option to extend it by up to a further two years.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section IV. Procedure**

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

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

Restricted procedure

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

The procurement involves the establishment of a framework agreement

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-023616](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Development and Works

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section V. Award of contract**

### **Lot No**

2a

### **Title**

Development Services and Sales

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section V. Award of contract**

### **Lot No**

2b

### **Title**

Estate Management

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section VI. Complementary information**

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

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

High Court of England and Wales

London

Country

United Kingdom