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Contract

Temporary Accommodation Framework

Oldham Council

F03: Contract award notice

Notice identifier: 2024/S 000-010584

Procurement identifier (OCID): ocds-h6vhtk-036727

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Section I: Contracting authority

I.1) Name and addresses

Oldham Council

Corporate Procurement Level 8, Civic Centre, West Street

Oldham

OL1 1UT

Contact

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Email

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Telephone

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Country

United Kingdom

Region code

UKD37 - Greater Manchester North East

Internet address(es)

Main address

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

Buyer's address

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Temporary Accommodation Framework

Reference number

DN631481

II.1.2) Main CPV code

- 98341000 - Accommodation services

II.1.3) Type of contract

Services

II.1.4) Short description

Oldham Council is seeking to create a temporary accommodation (TA) framework consisting of highly skilled, socially aware and reputable providers to assist with the delivery of statutory temporary accommodation provision under Part VII of the Housing Act 1996.

The framework will be split into the following lots:

- Lot 1: Nightly Paid Provision Framework
 - ? Lot 1.1 – Bedsit accommodation
 - ? Lot 1.2 – One bed accommodation
 - ? Lot 1.3 – Two bed accommodation
 - ? Lot 1.4 – Three bed accommodation
 - ? Lot 1.5 – Four bed accommodation
- Lot 2: Housing Repairs & Maintenance
 - ? Lot 2.1 – Building and Joinery Work
 - ? Lot 2.2 – Plumbing, Heating, Gas and Boiler Works
 - ? Lot 2.3 – Electrical Work
 - ? Lot 2.4 – Clean and Cleanse
 - ? Lot 2.5 – Painting and Decorating
- Lot 3: Private Sector Leasing - Supply of Residential Dwellings

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £0.01 / Highest offer: £8,653,333 taken into consideration

II.2) Description

II.2.1) Title

Lot 1 Nightly Paid Provision

Lot No

1

II.2.2) Additional CPV code(s)

- 55250000 - Letting services of short-stay furnished accommodation
- 70210000 - Residential property renting or leasing services
- 70331000 - Residential property services
- 98341000 - Accommodation services

II.2.3) Place of performance

NUTS codes

- UKD37 - Greater Manchester North East

II.2.4) Description of the procurement

The Council is seeking to develop a framework of suitable providers of nightly paid accommodation that provide additional flexibility in delivering its statutory accommodation duties..

Bidders are invited to bid for Lot 1 in its entirety or one or more of the sub-lots provided they can deliver on the general requirements outlined below:

Lot 1.1 – Bedsit accommodation

Lot 1.2 – One bed accommodation

Lot 1.3 – Two bed accommodation

Lot 1.4 – Three bed accommodation

Lot 1.5 – Four bed accommodation

Amongst other requirements which are detailed in the procurement documents providers will be required to provide furniture packs for each unit made available, undertake their own repairs and maintenance to the properties and certain landlord duties that provide for

a safe and comfortable environment.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Quality criterion - Name: Social Value / Weighting: 10%

Price - Weighting: 50

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

Housing Repairs & Maintenance

Lot No

2

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45330000 - Plumbing and sanitary works
- 45442100 - Painting work
- 45451000 - Decoration work
- 50720000 - Repair and maintenance services of central heating
- 79931000 - Interior decorating services
- 90910000 - Cleaning services

II.2.3) Place of performance

NUTS codes

- UKD37 - Greater Manchester North East

II.2.4) Description of the procurement

In respect of Lot 2, the Council is seeking to compile a framework of reputable contractors that can deliver on the rigours and time sensitive repairs and maintenance works attributed to TA dwellings. In addition to the variety of disrepairs associated with TA dwellings, contractors may be required to undertake take on additional works and services such as, but not limited to; furniture provision and replacement within short lead times and emergency repairs outside business hours.

Lot 2 has been broken down into the following sub-lots:

Lot 2.1 – Building and Joinery Work

Lot 2.2 – Plumbing, Heating, Gas and Boiler Works

Lot 2.3 – Electrical Work

Lot 2.4 – Clean and Cleanse

Lot 2.5 – Painting and Decorating

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 20%

Quality criterion - Name: Social Value / Weighting: 10%

Price - Weighting: 70%

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

Private Sector Leasing - Supply of Residential Dwellings

Lot No

3

II.2.2) Additional CPV code(s)

- 70100000 - Real estate services with own property
- 70200000 - Renting or leasing services of own property

II.2.3) Place of performance

NUTS codes

- UKD37 - Greater Manchester North East

II.2.4) Description of the procurement

Providers seeking to identify suitable housing under Lot 3 would be given the opportunity to collaborate with the Council to increase the supply of self-contained residential dwellings through a variety of lease arrangements and operating models. Lot 3 is driven by outcomes with the core aim of increasing supply and access to suitable dwellings secured from both the social rented sector and private rented sector.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90%

Quality criterion - Name: Social Value / Weighting: 10%

Price - Weighting: 0%

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

Open 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: [2022/S 000-025315](#)

Section V. Award of contract

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

21 March 2023

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

CarePoint HC Ltd

Nelson

Country

United Kingdom

NUTS code

- UKD37 - Greater Manchester North East

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Cromwood Ltd

London

Country

United Kingdom

NUTS code

- UKD37 - Greater Manchester North East

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Myshon Ltd

Harrogate

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Stepping Stones Projects

Rochdale

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Windrush Alliance UK CIC

Nottingham

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £0.01 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

2

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

Section V. Award of contract

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

21 March 2023

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

District Homes CIC

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

First Alliance Housing

Harrogate

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

HELPING HANDS HOUSES LIMITED

Oldham

Country

United Kingdom

NUTS code

- UKD37 - Greater Manchester North East

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

KL PROPERTIES LIMITED

Manchester

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PHI CAPITAL INVESTMENTS LIMITED

Woking

Country

United Kingdom

NUTS code

- UKJ - South East (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £0.01 / Highest offer: £20,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Oldham Council

Oldham

Country

United Kingdom