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Tender

2324-0295 Housing Management Service for Rosehip House, Windsor Street

Islington Council

F02: Contract notice

Notice identifier: 2024/S 000-010689

Procurement identifier (OCID): ocds-h6vhtk-044f1e

Published 3 April 2024, 10:15am

Section I: Contracting authority

I.1) Name and addresses

Islington Council

Islington Town Hall

London

N1 2UD

Contact

Strategic Procurement

Email

procurement@islington.gov.uk

Telephone

+44 2075278118

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=a9244d99-13f1-ee11-8129-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=a9244d99-13f1-ee11-8129-005056b64545>

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

2324-0295 Housing Management Service for Rosehip House, Windsor Street

Reference number

DN717939

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

This contract is for the provision of a housing management service, with associated internal

repairing lease and landlord function, at a new purpose built, supported living service for 11

adults with learning disabilities at Rosehip House, Windsor Street, N1.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

We are seeking a provider to manage the landlord and housing management function on behalf

of Islington Council. This function will include:

- Taking on an internal repairing lease for the property and responsibilities for all health and safety checks and processes, as per the service specification
- Issuing a sublease to the care and support provider (as commissioned by adult social care) for their exclusive use areas – notably office and sleep-in room space
- Issuing assured shorthold tenancies to adults with learning disabilities, under sole nominations rights to Islington Council adult social care
- Collecting applicable rents, as set by Islington Council
- Returning the agreed landlord's charge to Islington Council, equal to the total applicable rent collected minus 20% to deliver the specified services
- Working in partnership with the commissioned care and support provider to ensure that the residents receive a service that effectively meets their housing and support needs.

The Provider will be registered with the Regulator of Social Housing (RSH) and will conform and

conduct the service in line with all regulations, guidelines and requirements issued by the RSH

which are relevant to the operations of this contract.

Lots

This contract is not being divided into lots as a single provider is required.

TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further

details will be available in the invitation to tender.

Contract period

The contract will run for a period of up to nine years and in accordance with the termination

clauses outlined in the terms and conditions document.

Contract value

The contract value equates to the total applicable rent collected minus the 80% Landlord Charge.

The total applicable rent will be set by the Council and inclusive of any Service Charge. The rent

will be subject to review on an annual basis with any change in the rent coming into effect at the

commencement of the new Financial Year.

The applicable rent shall at all times be capped at eighty percent (80%) of the independently

verified market rent for such accommodation and is subject to government policy relating to

increasing the rate of affordable rents.

The estimated total value of this contract is £403,587 over the maximum 108 months (nine

years). This is based on 24/25 rent figures generating an annual contract value in 24/25 of £44,843.

Further details will be provided in the invitation to tender.

II.2.5) Award criteria

Quality criterion - Name: Proposed approach to service delivery model / Weighting: 30

Quality criterion - Name: Proposed approach to working with residents / Weighting: 20

Quality criterion - Name: Proposed approach to social value / Weighting: 20

Quality criterion - Name: Proposed approach to partnership working / Weighting: 10

Price - Weighting: 20

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

Duration in months

108

This contract is subject to renewal

Yes

Description of renewals

This contract may be renewed in conjunction with the care and support contract (which is tendered as a separate contract) at the same property.

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

Open 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

3 May 2024

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

3 May 2024

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Islington Council

Islington Town Hall

London

Country

United Kingdom