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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](mailto: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

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## **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

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## **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

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## **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