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Contract

Lease Regears Modification to LLM contract

Department for Work and Pensions

F20: Modification notice

Notice identifier: 2021/S 000-013276

Procurement identifier (OCID): ocds-h6vhtk-02bb4f

Published 11 June 2021, 10:45pm

Section I: Contracting authority/entity

I.1) Name and addresses

Department for Work and Pensions

Quarry House, Quarry Hill

Leeds

Email

LOUISE.C.HOWCROFT@DWP.GOV.UK

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/department-for-work-pensions>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Lease Regears Modification to LLM contract

II.1.2) Main CPV code

- 70310000 - Building rental or sale services

II.1.3) Type of contract

Services

II.2) Description

II.2.2) Additional CPV code(s)

- 71315210 - Building services consultancy services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement at the time of conclusion of the contract:

A single, national coverage contract that requires the Supplier to manage the portfolio of DWP's leases (including lease renewals, rent reviews, liaison with landlords and general property portfolio administration activities) and intra-Government and wider public sector occupancy agreements. This also includes assuring and managing the payment in respect of DWP's property portfolio of all rents, rates, insurance and service charges and the collection of rents and service charges from DWP's tenants.

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

Start date

18 September 2017

End date

17 September 2022

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 V. Award of contract/concession

Contract No

ecm_4642

Title

Framework RM928

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

17 September 2017

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Cushman & Wakefield Debenham Tie Leung Ltd

1 Colmore Square

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £8,890,000

Section VI. Complementary information

VI.3) Additional information

Suppliers Instructions:

How to Express Interest in this Tender:

1. Register on the eSourcing portal (this is only required once):

<https://dwp.bravosolution.co.uk> & click the link to register - Accept the terms & conditions & click 'continue' - Enter your correct business & user details - Note your chosen username & click 'Save'. You will receive an email with your password (keep this secure)

2. Express an Interest in the tender - Login to the portal with the username/password - Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier) - Click on the relevant exercise to access the content. - Click the 'Express Interest' button at the top of the page. - This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page. (A secure area reserved for your projects only) -You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box

3. Responding to the tender - Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining) - You can now use the 'Messages' function to communicate with the buyer and seek any clarification - Note the deadline for completion. Follow the onscreen instructions to complete the PQQ/ ITT - There may be a mixture of online & offline actions to complete (detailed online help available). To submit your reply use the 'Submit Response' button (top of the page).

For further assistance please consult the online help, or the eTendering help desk.

DWP expressly reserves the rights(i)to use a reverse auction; (ii)to cancel this procurement at any stage; (iii)to not award any contract as a result of the procurement

process commenced by publication of this notice; (iv) and in no circumstances will DWP be liable for any costs incurred by potential suppliers.

VI.4) Procedures for review

VI.4.1) Review body

DWP

Caxton House

London

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 70310000 - Building rental or sale services

VII.1.2) Additional CPV code(s)

- 71315210 - Building services consultancy services

VII.1.3) Place of performance

NUTS code

- UK - United Kingdom

VII.1.4) Description of the procurement:

A single, national coverage contract that requires the Supplier to manage the portfolio of DWP's leases (including lease renewals, rent reviews, liaison with landlords and general property portfolio administration activities) and intra-Government and wider public sector occupancy agreements. This also includes assuring and managing the payment in respect of DWP's property portfolio of all rents, rates, insurance and service charges and the collection of rents and service charges from DWP's tenants.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or

concession

Start date

18 September 2017

End date

17 September 2022

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£8,890,000

VII.1.7) Name and address of the contractor/concessionaire

Cushman & Wakefield Debenham Tie Leung Ltd

1 Colmore Square

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

This modification is made pursuant to regulation 72(1)(b) (modification of contracts during their term)) of the Public Contracts Regulations 2015 ("PCR 2015") and this notice is published in accordance with regulations 72(3) and 72(4) of the PCR 2015.

The modification will amend the contract between the Secretary of State for Work and Pensions (“the Contracting Authority”) and Cushman & Wakefield Debenham Tie Leung Limited (“the Supplier”) for the provision of landlord and leasehold management services (“the Contract”) by including a mechanism in the Contract allowing the Contracting Authority to request lease re-gearing services from the Supplier.

The introduction of these services will enable the Contracting Authority to instruct the Supplier to renegotiate lease terms with its landlords across its GB estate and thereby secure significant savings and achieve better value for money.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The Contracting Authority is relying on Regulation 72(1)(b) for the following reasons:

The additional services were not included in the initial procurement and have become necessary for the purposes of enabling the Contracting Authority to achieve better value for money on lease terms with its landlords across its GB estate;

There are economic and/ or technical reasons preventing a change of contractor because such a change would undermine the Contracting Authority’s negotiating position with its landlords and, in turn, compromise the opportunity for achieving better value for money;

The loss of this opportunity would cause significant financial inconvenience for the Contracting Authority as well as substantial duplication of costs in terms on-boarding the new contractor into the existing estates operating model.

The increase in price will not exceed 50% of the original contract award value of £8.9 million.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £16,490,000

Total contract value after the modifications

Value excluding VAT: £18,490,000

