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Contract

## **North Lanarkshire Council – Enterprise Strategic Commercial Partnership**

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2021/S 000-013584

Procurement identifier (OCID): ocids-h6vhtk-02a9b2

Published 16 June 2021, 11:15am

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

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

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

#### **Email**

[ESCPPProject@northlan.gov.uk](mailto:ESCPPProject@northlan.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM84 - North Lanarkshire

#### **Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00010](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010)

## **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**

North Lanarkshire Council – Enterprise Strategic Commercial Partnership

### **II.1.2) Main CPV code**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.1.3) Type of contract**

Services

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

North Lanarkshire Council (the Council) has an ambitious vision to re-invent North Lanarkshire as the place to Live, Learn, Work, Invest and Visit. The Council aims to implement its vision that enables inclusive economic growth and prosperity through an ambitious programme of regeneration and infrastructure investment.

The Council is seeking a private sector partner (the Commercial Partner or PSP) to create a long term strategic commercial place shaping partnership to provide an innovative new approach to the delivery of a full range of interconnected property, community asset and infrastructure investment to support its ambitions to revitalise its communities.

Due to the complex nature of the requirement, the Council will be using the competitive dialogue procedure for this procurement.

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

This contract is divided into lots: No

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

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

- 71334000 - Mechanical and electrical engineering services
- 70110000 - Development services of real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70210000 - Residential property renting or leasing services
- 70220000 - Non-residential property renting or leasing services
- 70310000 - Building rental or sale services
- 70320000 - Land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71310000 - Consultative engineering and construction services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services

- 71314000 - Energy and related services
- 71315000 - Building services
- 71317000 - Hazard protection and control consultancy services
- 71320000 - Engineering design services
- 71324000 - Quantity surveying services
- 71330000 - Miscellaneous engineering services
- 71340000 - Integrated engineering services
- 71410000 - Urban planning services
- 71420000 - Landscape architectural services
- 71500000 - Construction-related services
- 71510000 - Site-investigation services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71630000 - Technical inspection and testing services
- 71700000 - Monitoring and control services
- 72224000 - Project management consultancy services
- 79410000 - Business and management consultancy services
- 79996000 - Business organisation services
- 79993000 - Building and facilities management services
- 90700000 - Environmental services
- 79100000 - Legal services
- 48000000 - Software package and information systems
- 66510000 - Insurance services
- 79212000 - Auditing services
- 70111000 - Development of residential real estate

- 71400000 - Urban planning and landscape architectural services
- 71600000 - Technical testing, analysis and consultancy services
- 71800000 - Consulting services for water-supply and waste consultancy
- 09320000 - Steam, hot water and associated products
- 09330000 - Solar energy
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45236000 - Flatwork
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 42160000 - Boiler installations
- 51700000 - Installation services of fire protection equipment
- 50000000 - Repair and maintenance services
- 50342000 - Repair and maintenance services of audio equipment
- 50413100 - Repair and maintenance services of gas-detection equipment
- 50413200 - Repair and maintenance services of firefighting equipment
- 50430000 - Repair and maintenance services of precision equipment
- 50432000 - Repair and maintenance services of clocks
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50750000 - Lift-maintenance services
- 90650000 - Asbestos removal services
- 90911000 - Accommodation, building and window cleaning services
- 44220000 - Builders' joinery
- 44410000 - Articles for the bathroom and kitchen
- 44480000 - Miscellaneous fire-protection equipment
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 77310000 - Planting and maintenance services of green areas
- 92222000 - Closed circuit television services
- 33196000 - Medical aids
- 42961000 - Command and control system
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 39721000 - Domestic cooking or heating equipment
- 50230000 - Repair, maintenance and associated services related to roads and other equipment
- 50232000 - Maintenance services of public-lighting installations and traffic lights
- 90620000 - Snow-clearing services
- 90690000 - Graffiti removal services
- 90914000 - Car park cleaning services
- 44113700 - Road-repair materials
- 44113800 - Road-surfacing materials

- 44113810 - Surface dressing
- 44113900 - Road-maintenance materials
- 44113910 - Winter-maintenance materials
- 34920000 - Road equipment
- 34970000 - Traffic-monitoring equipment
- 34996000 - Control, safety or signalling equipment for roads

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

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area. There may be a need over the term of the proposed Contracts to operate outwith the North Lanarkshire Council area.

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

The Council is proposing to establish an Enterprise Strategic Commercial Partnership (ESCP) with a PSP to provide strategic advice and services (the Partnering Services), delivery of asset maintenance services (the Core Services), management and delivery of projects ancillary to the delivery of Core Services (the Core Projects & Programmes) for 20 years (plus up to 5 years extension).

The ESCP is expected to drive efficiencies, bring innovation, deliver value for money and continuous improvement to support the Council in meeting and exceeding its objectives.

It is envisaged that the Council and the PSP will each be a member of the ESCP entity, with the PSP owning the majority stake. The PSP will be required to enter into a joint venture agreement with the Council to establish the ESCP (the Members Agreement). The ESCP will also enter into a partnering agreement with the Council through which the Partnering Services, Core Services, and Core Projects & Programmes will be delivered (the Prime Contract).

The Council may require the ESCP (or special purpose vehicles which may be established by the ESCP) to deliver Partnering Services relating to a range of projects for new assets and/or specific facilities management service contracts entered into by the Council with third parties.

Partnering Services to be provided by the ESCP will include:

1. Strategic Services — providing a range of professional services to support the Council to develop strategy and policy, develop business cases, conduct feasibility studies, source finance and external funding, develop procurement strategy, and manage social impact to support the delivery of Core Services, Core Projects & Programmes, and support the management of Council Funded Projects and Programmes and Strategic Projects and Programmes.
2. Delivery Management Services — providing a range of professional services to support the Council to conduct procurement exercises, provide project management and programme management services, and commercial management services in respect of Core Services, Core Projects & Programmes, and management of Council Funded Projects and Programmes and Strategic Projects and Programmes.
3. Integrator / Operator Services – providing a range of professional services to the Council to develop, and manage a supply chain for Partnering Services, Core Services, Core Projects & Programmes, and deliver and manage Partnering Services, Core Services, and Core Projects and Programmes.

Core Services to be provided by the ESCP will include delivery of services including but not limited to delivery of housing maintenance services, corporate maintenance services and roads maintenance and winter services.

Core Projects & Programmes to be provided by the ESCP will include life cycle replacements of components of assets at scale (including but not limited to replacement of kitchens, bathrooms, flooring, roofs, render, cladding, mechanical and electrical installations, heating installations, windows, doors, decoration works, drainage works, communal area works, energy efficiency improvements, tower block works, demolition and other refurbishment works).

The estimated contract value is 5.737bn GBP over the full contract term (including all extensions) based on the Council's budgets for the Partnering Services, Core Services and Core Projects and Programmes. There is no guarantee of this level of business.

Further details of this opportunity are set out in the procurement documents. Please see Section VI.3 for details relating to the SPD and other procurement documents being released at this stage.

Candidates should note that the Transfer of Undertakings (Protection of Employment) Regulations 2006 (SI 2006/246) ("TUPE") may apply to this contract. Further details will be provided in the ITPD issued to the Candidates invited to participate in dialogue.

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



Quality criterion - Name: Quality / Weighting: 80%

Price - Weighting: 20%

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

Options: Yes

Description of options

May be a need over the term of the contract to allow the Council to remove, add, or change the buildings & structures of its property portfolio(including on a temporary, emergency & short/medium term basis to accommodate the services to be delivered by the Council and other organisations eligible to use the contract)& to vary the contract including the overall value of the contract estimated.

#### **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.2.14) Additional information**

Candidates should read and refer to the Instructions to Candidates document (ITC). Failure to comply with the ITC may result in a Candidate's SPD submission being rejected.

Candidates may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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## **Section IV. Procedure**

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

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

Competitive dialogue

#### **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 000-008769](#)

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

### **Contract No**

N/a

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.3) Additional information**

Section I.2 – Council bodies which can use the Contracts to access the services are the Council and the Council's arms' length external organisations, which include, but may not be limited to:

Routes to Work Ltd, Fusion Assets Ltd, North Lanarkshire Properties LLP, NL Property Investments Ltd and North Lanarkshire Municipal Bank Ltd.

Section I.3 - Access to the Data Room and procurement documents:

The Instructions to Candidates (ITC) and the other procurement documents being released at this stage can be accessed via PCS-T Supplier Attachment Area. The draft Invitation to Participate in Dialogue (ITPD) and draft Invitation to Submit Outline Solutions (ISOS) are being released at this stage to explain the proposed approach to the procurement process and do not amount to an invitation to participate in dialogue and/or to submit an outline solution. Additional information on the project is contained in the Data Room. To access the Data Room, Candidates must sign and return via the Messaging Area the Confidentiality Agreement located in the PCS-T Supplier Attachment Area. It is in each Candidate's interest to complete this activity as soon as possible.

The services described in II.2.4 will be delivered to the following asset types including but not limited to: housing for mid market rent, housing for social rent, special needs housing, care homes, social care facilities, other residential and social care housing, all adopted non trunk roads, other roads infrastructure, wellbeing facilities, libraries, museums, town halls, community halls, education facilities, sports and leisure facilities, swimming pools, arts and culture facilities, retirement housing, sheltered housing, office and administrative facilities, serviced facilities, tourism facilities, cemeteries, retail, industrial / commercial, energy infrastructure, depots, cemeteries, workshop facilities.

Part II – Information Concerning the Bidder

A: Information About the Bidder;

B: Information About Representatives of the Bidder;

C: Information About Reliance on the Capacities of Other Entities; and

D: Information Concerning Sub-contractors on Whose Capacity the Bidder Does Not Rely.

Minimum level(s) of standards required:

The information required in Part II of the SPD is for information only and therefore will not be assessed however the Council may choose not to select Candidates that cannot provide basic company information.

Candidates must ensure that they submit appropriate SPDs completed by other members of the group, if they are submitting a SPD as part of a group and others on whose capacity they rely, to satisfy any aspect of the SPD.

## Part VI – Concluding statements

Minimum level(s) of standards required:

Candidates unable to complete this part of the SPD may be excluded from the Procurement.

### Disclaimer

The Council is not liable for any costs incurred, including in respect of expressing an interest, participating in dialogue or in tendering for this opportunity. The Council reserves the right to terminate the procurement (or any part of it) at its own discretion.

(SC Ref:657510)

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

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

Court of Session

Parliament House, Parliament Square

Edinburgh

EH1 1RQ

Email

[supreme.courts@scotcourts.gov.uk](mailto:supreme.courts@scotcourts.gov.uk)

Telephone

+44 1312252595

Fax

+44 1312406711

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or the Court of Session. In accordance with the Public Contracts (Scotland) Regulations 2015, the Council will incorporate a minimum 10 calendar day standstill period from the date information on the award of the contract is communicated to bidders.