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Tender

## **Newlon Housing Trust - Repairs and Voids Contract**

Newlon Housing Trust

F02: Contract notice

Notice identifier: 2024/S 000-014588

Procurement identifier (OCID): ocds-h6vhtk-0457ba

Published 7 May 2024, 6:19pm

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

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

Newlon Housing Trust

Newlon House, 4 Daneland Walk, Hale Village

London

N17 9FE

#### **Contact**

Sharon Hunt

#### **Email**

[sharon@echelonconsultancy.co.uk](mailto:sharon@echelonconsultancy.co.uk)

#### **Telephone**

+44 01707339800

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.newlon.org.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

**I.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=81426&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=81426&B=ECHELON)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=81426&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=81426&B=ECHELON)

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Newlon Housing Trust - Repairs and Voids Contract

Reference number

ECH1279

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

- 45000000 - Construction work

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

Works

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

Newlon Housing Trust is seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of repairs and voids (with the option to include planned work) across its stock covering Barking & Dagenham, Camden, Enfield, Epping Forest, Hackney, Haringey, Havering, Islington, Newham, Redbridge, Tower Hamlets and Waltham Forest and Wealdon DC. Newlon have decided to use the procurement process to determine whether to award to a single service provider covering the entire stock, or two service providers each covering approx half of the stock. The contract will be a TAC-1 form of Contract, for an initial period of 10 years with an option to extend for a further 5 years. Participants can apply for all or any of Lots 1 to 3. Participants should note that if Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 & 2 are awarded as separate contracts then Lot 3 will not be awarded.

#### **II.1.5) Estimated total value**

Value excluding VAT: £150,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

## **II.2) Description**

### **II.2.1) Title**

Newlon Housing Trust - Repairs and Voids Contract - Patch 1

Lot No

1

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

- 45000000 - Construction work
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262100 - Scaffolding work
- 45262650 - Cladding works
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work

- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 90650000 - Asbestos removal services

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

NUTS codes

- UKI - London

Main site or place of performance

London

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

This lot (Patch 1) will cover 4543 properties in the following areas:

Barking & Dagenham (11), Camden (679), Enfield (649), Epping Forest (1), Haringey (1417), Havering (3), Newham (7), Redbridge (82), Tower hamlets (1273), Waltham Forest (420), Wealden DC (1).

Work will be for responsive repairs and voids with the option to include planned works.

Newlon is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, Newlon anticipates shortlisting six bidders (per lot) to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, Newlon anticipates shortlisting three Tenderers (per lot) to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, depending on the lot decision made prior at ISDS stage, Newlon intends to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Bidders should also note that Lots 1 and 2 can not be awarded to the same supplier, if, following the process, the same supplier is successful for both lot 1 and lot 2 they will be

asked to choose their preferred lot and step aside on the second lot, which will be awarded to the supplier in second place.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £75,000,000

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

Duration in months

180

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

## Description of options

There is an option to extend the contract for a further 5 years.

There is the option to include Planned Works.

There is an option to look at various commercial models.

Bidders should also note that Lots 1 and 2 can not be awarded to the same supplier, if, following the process, the same supplier is successful for both lot 1 and lot 2 they will be asked to choose their preferred lot and step aside on the second lot, which will be awarded to the supplier in second place.

Dependent on the decision made, Newlon reserve the right to be able to issue work across lot 1 and lot 2 to the supplier in the alternative lot should they desire.

### **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**

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

Participants can apply for all or any of Lots 1 to 3. Newlon anticipate making the final decision on the lot structure at ISDS stage, but reserve the right to make this decision at any stage of the process.

## **II.2) Description**

### **II.2.1) Title**

Newlon Housing Trust - Repairs and Voids Contract - Patch 2

Lot No

2

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

- 45300000 - Building installation work

- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262100 - Scaffolding work
- 45262650 - Cladding works
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 90650000 - Asbestos removal services

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

NUTS codes

- UKI - London
- UK - United Kingdom



Main site or place of performance

London

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

This lot (Patch 2) will cover 4921 properties in the following areas:

Hackney (2773), Haringey (57), Islington (2091)

Work will be for responsive repairs and voids with the option to include planned works.

Newlon is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, Newlon anticipates shortlisting six bidders (per lot) to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, Newlon anticipates shortlisting three Tenderers (per lot) to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, depending on the lot decision made at ISDS stage, Newlon intends to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract

Bidders should also note that Lots 1 and 2 can not be awarded to the same supplier, if, following the process, the same supplier is successful for both lot 1 and lot 2 they will be asked to choose their preferred lot and step aside on the second lot, which will be awarded to the supplier in second place.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

## **II.2.6) Estimated value**

Value excluding VAT: £75,000,000

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

Duration in months

180

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There is an option to extend the contract for a further 5 years.

There is the option to include Planned Works.

There is an option to look at various commercial models.

Bidders should also note that Lots 1 and 2 can not be awarded to the same supplier, if, following the process, the same supplier is successful for both lot 1 and lot 2 they will be asked to choose their preferred lot and step aside on the second lot, which will be awarded to the supplier in second place.

Dependent on the decision made, Newlon reserve the right to be able to issue work across lot 1 and lot 2 to the supplier in the alternative lot should they desire.

### **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**

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

Participants can apply for all or any of Lots 1 to 3. Newlon anticipate making the final decision on the lot structure at ISDS stage, but reserve the right to make this decision at any stage of the process.

## **II.2) Description**

### **II.2.1) Title**

Newlon Housing Trust - Repairs and Voids Contract - All stock

Lot No

3

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

- 45300000 - Building installation work
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262100 - Scaffolding work
- 45262650 - Cladding works
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work

- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 90650000 - Asbestos removal services

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

NUTS codes

- UKI - London

Main site or place of performance

London

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

Work under this lot will cover the entire housing stock - lot 1 and lot 2 combined, consisting of 9464 properties across Barking & Dagenham, Camden, Enfield, Epping Forest, Hackney, Haringey, Havering, Islington, Newham, Redbridge, Tower Hamlets, Waltham Forest and Wealdon DC, carrying out repairs and voids work with the option to include planned works.

Newlon is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, Newlon anticipates shortlisting six bidders (per lot) to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, Newlon anticipates shortlisting three Tenderers

(per lot) to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, depending on the lot decision made at ISDS stage, Newlon intends to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £150,000,000

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

Duration in months

180

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There is an option to extend the contract for a further 5 years.

There is the option to include Planned Works.

There is an option to look at various commercial models.

### **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**

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

Participants can apply for all or any of Lots 1 to 3. Newlon anticipate making the final decision on the lot structure at ISDS stage, but reserve the right to make this decision at any stage of the process.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

As detailed in the procurement and tender documents

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As detailed in the procurement and tender documents

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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.2.2) Time limit for receipt of tenders or requests to participate**

Date

10 June 2024

Local time

12:00pm

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)



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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

Newlon reserves the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. Newlon also reserves the right not to award the contract. Neither Newlon nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

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

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom