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Contract

## **Planned and Responsive Works Framework - South-East England**

Places for People Group Limited

F03: Contract award notice

Notice identifier: 2023/S 000-014973

Procurement identifier (OCID): ocids-h6vhtk-038cea

Published 25 May 2023, 4:05pm

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

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

Places for People Group Limited

4 The Pavilions, Portway, Preston

Preston

PR2 2YB

#### **Contact**

Craig Ainscow

#### **Email**

[purchasing@placesforpeople.co.uk](mailto:purchasing@placesforpeople.co.uk)

#### **Telephone**

+44 1772897314

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.placesforpeople.co.uk](http://www.placesforpeople.co.uk)

Buyer's address

<https://placesforpeople.delta-esourcing.com/>

**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**

Planned and Responsive Works Framework - South-East England

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

- 45000000 - Construction work

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

Works

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

Places for People wishes to establish a framework agreement for a 3-year duration with an option to extend for two further 1 year periods. Contractors are invited to apply for up to four regional lots across South East England for construction works and services as defined by the NUTS and CPV. Projects for five other regional frameworks will be advertised separately. The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

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

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £25,000,000

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

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

Sub - region 1

Lot No

1

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

- 45300000 - Building installation work
- 45320000 - Insulation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

**II.2.3) Place of performance**

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 3,310 properties in the CO, IP and NR postcode regions. The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services. PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock. There are currently 3 different categories for the stock included within the framework: a) "Core" stock PFP's "Core" stock is that which can be serviced by the

Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock. Core stock may change over time as Places Management's team changes. For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. b) "Non-Core" stock PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock. Non-Core stock may change over time as Places Management's team changes. For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions. c) Third Party owned stock PFP's Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

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

Price

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

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of upto 24 months in accordance with the terms set out in the framework agreement

#### **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**

To respond to this opportunity please click here: <https://placesforpeople.delta-sourcing.com/respond/V74879JFC9>

## **II.2) Description**

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

Sub region 2

Lot No

2

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

- 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
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned

and responsive works to 9,852 properties in the AL, CB, CM, HP, LU, MK, PE and SG postcode regions. The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services. PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock. There are currently 3 different categories for the stock included within the framework: a) "Core" stock PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock. Core stock may change over time as Places Management's team changes. For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. b) "Non-Core" stock PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock. Non-Core stock may change over time as Places Management's team changes. For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions. c) Third Party owned stock PFP's Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

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

Quality criterion - Name: Criterion 1 / Weighting: 65

Cost criterion - Name: Pricing / Weighting: 35

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

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of up to 24 months in accordance with the terms set out in

the framework agreement

### **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) Description**

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

Sub-region 3

Lot No

3

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

- 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
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)



Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 3,552 properties in the BR, CR, E, EN, GU, HA, IG, KT, N, NW, RM, SE, SL, SM, SW, TW, UB, W and WD postcode regions. The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services. PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock. There are currently 3 different categories for the stock included within the framework: a) "Core" stock PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock. Core stock may change over time as Places Management's team changes. For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. b) "Non-Core" stock PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock. Non-Core stock may change over time as Places Management's team changes. For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions. c) Third Party owned stock PFP's Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

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

Quality criterion - Name: Quality / Weighting: 65

Cost criterion - Name: Pricing / Weighting: 35

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

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of up to 24 months in accordance with the terms set out in the framework agreement

### **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) Description**

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

Sub-region 4

Lot No

4

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

- 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
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work

- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 3,009 properties in the BN, CT, DA, ME, SS and TN postcode regions. The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services. PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock. There are currently 3 different categories for the stock included within the framework: a) "Core" stock PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock. Core stock may change over time as Places Management's team changes. For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. b) "Non-Core" stock PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock. Non-Core stock may change over time as Places Management's team changes. For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework. In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions. c) Third Party owned stock PFP's Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's

contractual commitments change.

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

Price

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

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of up to 24 months in accordance with the terms set out in the framework agreement

#### **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.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

#### **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: [2022/S 000-035191](#)

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

### **Title**

Sub - region 1

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

21 March 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 10

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Argent FM

Argent House, 20 Station Road, Tiptree

Essex

SS15 4DB

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

02056926

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Bell Decorating Group Limited

Bell Business Park, Rochsolloch Road

Airdrie

ML69BG

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

SC114142

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Re-Gen (UK) Construction Ltd

Matrix House, 12-16 Lionel Road

Canvey Island

SS89DE

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

08534898

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £3,500,000

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**Section V. Award of contract**

**Lot No**

2

**Title**

Sub Region 2

A contract/lot is awarded: Yes

**V.2) Award of contract**

**V.2.1) Date of conclusion of the contract**

21 March 2023

**V.2.2) Information about tenders**

Number of tenders received: 10

The contract has been awarded to a group of economic operators: Yes

**V.2.3) Name and address of the contractor**

Argent FM

Argent House, 20 Station Road, Tiptree

Essex

SS15 4DB

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

02056926

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

ML69BG

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

SC114142

The contractor is an SME

No

**V.2.3) Name and address of the contractor**



Mullen Property Services

Terminal House, Station Approach, Shepperton

Middlesex

TW178AS

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

10201787

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £10,000,000

Total value of the contract/lot: £10,000,000

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

### **Lot No**

3

### **Title**

Sub Region 3

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

21 March 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 10

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Argent FM

Argent House, 20 Station Road, Tiptree

Essex

SS15 4DB

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

02056926

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

ML69BG

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

SC114142

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Mullen Property Services

Terminal House, Station Approach, Shepperton

Middlesex

TW178AS

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

10201787

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £8,000,000

Total value of the contract/lot: £8,000,000

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

#### **Lot No**

4

#### **Title**

Sub Region 4

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

21 March 2023

##### **V.2.2) Information about tenders**

Number of tenders received: 10

The contract has been awarded to a group of economic operators: Yes

##### **V.2.3) Name and address of the contractor**

Argent FM

Argent House, 20 Station Road, Tiptree

Essex

SS15 4DB

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

02056926

The contractor is an SME

Yes

### **V.2.3) Name and address of the contractor**

Mullen Property Services

Terminal House, Station Approach, Shepperton

Middlesex

TW178AS

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

10201787

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

ML69BG

Country

United Kingdom

NUTS code

- UKJ - South East (England)

National registration number

SC114142

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £3,500,000

Total value of the contract/lot: £3,500,000

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## **Section VI. Complementary information**

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

Under the Public Services (Social Value) Act 2012 the contracting authority must consider: (a)How what is proposed to be procured might improve the economic, social and environmental well-being of the area where it exercises its functions; and (b)How, in conducting the process of procurement, it might act with a view to securing that improvement. Accordingly, the subject matter of the framework agreement has been scoped to take into account the priorities of the contracting authority relating to economic, social and environmental well-being. These priorities are described in the procurement documents.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=781868557>

GO Reference: GO-2023525-PRO-23048176

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

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

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom

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

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a standstill period following the award of the framework agreement and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015.

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom