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Contract

## **Planned and Responsive Works Framework - Central, NE, NE and SW**

Places for People Group Limited

F03: Contract award notice

Notice identifier: 2023/S 000-015150

Procurement identifier (OCID): ocids-h6vhtk-03a3ef

Published 26 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**

[consultancy@procurementhub.co.uk](mailto:consultancy@procurementhub.co.uk)

#### **Telephone**

+44 772897314

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

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

**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 - Central, NE, NE and SW

**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.

**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: £40,000,000

## **II.2) Description**

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

North West 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

- UKE4 - West Yorkshire
- UKD - North West (England)

Main site or place of performance

West Yorkshire,NORTH WEST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 11,061 properties in the BB, BD, FY, HD, HX, LA, OL and PR 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: Criterion 1 / 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.

### **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**

North West Sub-region 2

Lot No

2

### **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

- UKG2 - Shropshire and Staffordshire
- UKD - North West (England)

Main site or place of performance

Shropshire and Staffordshire,NORTH WEST (ENGLAND)

### II.2.4) Description of the procurement

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 4,888 properties in the CL, CH, CW, L, M, OL, SK, ST, TF, WA and WN 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: Criterion 1 / 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 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) Description**

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

North East Sub-region 1

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

- UKC - North East (England)
- UKE2 - North Yorkshire

Main site or place of performance

NORTH EAST (ENGLAND), North Yorkshire

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 5,761 properties in the DH, DL, NE, SR, TS and YO 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: Criterion 1 / 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**

North East Sub-region 2

Lot No

4

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

- 45320000 - Insulation work
- 45300000 - Building installation 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

- UKE - Yorkshire and the Humber

Main site or place of performance

YORKSHIRE AND THE HUMBER

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 8,533 properties in the DN, HG, HU, LS, S, WF and YO 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: Criterion 1 / 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 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) Description**

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

Central Sub-region 1

Lot No

5

**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
- 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

- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKF3 - Lincolnshire
- UKG3 - West Midlands
- UKF1 - Derbyshire and Nottinghamshire

Main site or place of performance

EAST MIDLANDS (ENGLAND), WEST MIDLANDS (ENGLAND), Lincolnshire, West Midlands, Derbyshire and Nottinghamshire

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 8409 properties in the DE, LN and NG 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: Criterion 1 / 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 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) Description**

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

Central Sub-region 2

Lot No

6

### **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

- UKH - East of England
- UKF - East Midlands (England)

- UKG - West Midlands (England)
- UKH1 - East Anglia
- UKG3 - West Midlands

Main site or place of performance

EAST OF ENGLAND,EAST MIDLANDS (ENGLAND),WEST MIDLANDS (ENGLAND),East Anglia,West Midlands

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 6,235 properties in the B, CV, DY, LE, NN, NR, PE, WS and WV 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: Criterion 1 / 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 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) Description**

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

South West Sub-region 1

Lot No

7

### **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

- UKK - South West (England)

Main site or place of performance

**SOUTH WEST (ENGLAND)**

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 2,994 properties in the BA, BS, GL, PL, SN, TA, TQ and TR 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: Criterion 1 / 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 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) Description**

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

South West Sub-region 2

Lot No

8

### **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

- UKK - South West (England)
- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area
- UKJ3 - Hampshire and Isle of Wight
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

Main site or place of performance

SOUTH WEST (ENGLAND), Gloucestershire, Wiltshire and Bristol/Bath area, Hampshire and Isle of Wight, Berkshire, Buckinghamshire and Oxfordshire

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 2,435 properties in the BH, DT, OX, PO, RG, SO and SP 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: Criterion 1 / 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 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

---

## **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: [2023/S 000-003881](#)

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

### **Contract No**

1

### **Lot No**

1

### **Title**

North West Sub-region 1

A contract/lot is awarded: Yes

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

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

13 May 2023

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

Number of tenders received: 5

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road, Airdrie, ML6 9BG

Airdrie

ML6 9BG

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road, Laindon

Essex

SS15 4DB

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

Yes

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

DASCO Construction Limited

Onward Chambers, 34 Market Street

Hyde

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08884927

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: £8,250,000

Total value of the contract/lot: £8,250,000

---

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

### **Lot No**

2

### **Title**

North West Sub-region 2

A contract/lot is awarded: Yes

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

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

13 May 2023

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

Number of tenders received: 4

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME



Yes

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

Argent FM Limited

The Old Granary, Dunton Road, Laindon

Essex

SS15 4DB

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

DASCO Construction Ltd

Onward Chambers, 34 Market Street

Hyde

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08884927

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

---

**Section V. Award of contract**

**Lot No**

3

**Title**

North East Sub-region 1

A contract/lot is awarded: Yes

**V.2) Award of contract**

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

13 May 2023

**V.2.2) Information about tenders**

Number of tenders received: 4

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road

Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

Sendrig Construction Ltd

Andrew House, 4 Benton Terrace

Newcastle Upon Tyne

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

01553671

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

---

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

### **Lot No**

4

### **Title**

North East Sub-region 2

A contract/lot is awarded: Yes

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

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

13 May 2023

**V.2.2) Information about tenders**

Number of tenders received: 4

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road

Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

P J Lilley

9a Whyburn Lane, Hucknall

Nottingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03712173

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: £3,900,000

Total value of the contract/lot: £3,900,000

---

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

### **Lot No**

5

### **Title**

Central Sub-region 1

A contract/lot is awarded: Yes

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

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

13 May 2023

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

Number of tenders received: 5

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road

Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

Mullen Property Services

Terminal House, Station Approach

Shepperton

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £7,400,000

Total value of the contract/lot: £7,400,000

---

**Section V. Award of contract**

**Lot No**

6

**Title**

Central Sub-region 2

A contract/lot is awarded: Yes

**V.2) Award of contract**

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

13 May 2023

**V.2.2) Information about tenders**

Number of tenders received: 7

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road

Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

Mullen Property Services

Terminal House, Station Approach

Shepperton

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £6,000,000

Total value of the contract/lot: £6,000,000

---

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

### **Lot No**

7

### **Title**

South West Sub-region 1

A contract/lot is awarded: Yes

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

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

13 May 2023

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

Number of tenders received: 5

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road

Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

MD Building Services

The Malt House, Durnford Street Ashton

Bristol

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03556815

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: £1,125,000

Total value of the contract/lot: £1,125,000

---

**Section V. Award of contract**

**Lot No**

8

**Title**

South West Sub-region 2

A contract/lot is awarded: Yes

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

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

13 May 2023

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

Number of tenders received: 6

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

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

Bell Decorating Group

Bell Business Park, Rochsolloch Road

Airdrie

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

The contractor is an SME

Yes

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

Argent FM Limited

The Old Granary, Dunton Road

essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02056926

The contractor is an SME

No

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

Mullen Property Services

Terminal House, Station Approach

Shepperton

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £3,750,000

Total value of the contract/lot: £3,750,000

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## **Section VI. Complementary information**

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

To view this notice, please click here:

<https://procurementhub.delta-esourcing.com/delta/viewNotice.html?noticeId=781824331>

GO Reference: GO-2023526-PRO-23064142

### **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