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Tender

## **Provision of Professional Property Services**

London Borough of Wandsworth

F02: Contract notice

Notice identifier: 2021/S 000-015628

Procurement identifier (OCID): ocds-h6vhtk-02c47e

Published 7 July 2021, 9:15am

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

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

London Borough of Wandsworth

Town Hall, Wandsworth High Street

London

SW18 2PU

#### **Contact**

Ishmam Choudhury

#### **Email**

[ishmam.choudhury@richmondandwandsworth.gov.uk](mailto:ishmam.choudhury@richmondandwandsworth.gov.uk)

#### **Telephone**

+44 2088715021

#### **Country**

United Kingdom

**NUTS code**

UKI34 - Wandsworth

**Internet address(es)**

Main address

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

Buyer's address

<https://www.wandsworth.gov.uk>

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Commercial-property-management-services./GBZFV85NC2>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Commercial-property-management-services./GBZFV85NC2>

**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**

Provision of Professional Property Services

Reference number

CPT/2662

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

- 70332200 - Commercial property management services

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

Services

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

A multi-lot framework agreement for the provision of professional property services for the London Boroughs of Wandsworth and Richmond upon Thames.

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

Value excluding VAT: £1,064,000

#### **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: 7

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

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

General Valuations; Right-to-Buy Valuations; Transactions for the Housing Department,

Services where the Council is the Tenant. Acquisitions & Non-Residential Sales

Lot No

1

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

- 70332000 - Non-residential property services
- 70331000 - Residential property services
- 70332300 - Industrial property services

**II.2.3) Place of performance**

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth, Hounslow and Richmond upon Thames

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

Provision of General Valuations; Right-to-Buy Valuations; Transactions for the Housing Department; Services where the Council is the Tenant; Acquisitions & Non-Residential Sales

Further information is found in the procurement documents.

**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: £260,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

As defined in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only

**II.2) Description**

**II.2.1) Title**

Disposal by Auction

Lot No

Lot 2A

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

- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 79342400 - Auction services

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

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth, Hounslow and Richmond upon Thames

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

The provision of undertaking disposal of Council owned residential properties which are surplus to operational requirements. For further information, please see the procurement documents.

### **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: £180,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

Please see the procurement documents for further information

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only

**II.2) Description**

**II.2.1) Title**

Complex Disposals

Lot No

Lot 2B

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

- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 79342400 - Auction services

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

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth, Hounslow and Richmond upon Thames

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

The Councils are seeking to appoint one or more professional property practices with specialist auction departments for this service with the aim of achieving best consideration from sales using the auction process. Further information is found in the procurement documents

### **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: £180,000

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

Duration in months

48

This contract is subject to renewal

No

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



Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

Please see the procurement documents for more information

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

Variants will be accepted: No

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

Options: No

#### **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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only.

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

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

Planning Consultancy advice and valuations relating to Planning and Development Control

Lot No

Lot 3

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

- 70100000 - Real estate services with own property

- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services
- 70331000 - Residential property services

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

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth,Hounslow and Richmond upon Thames

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

Upon instruction by the Head of Development Management, the Contractor shall provide viability advice and any such other property advice as may be required on planning development management issues. Advice most commonly required by the Council in connection with planning applications and appeals is in respect of properties not within the Council's Service Property Portfolio. For further information, please see the procurement documents provided.

### **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: £240,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

As provided in the procurement documentation

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

Variants will be accepted: No

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

Options: No

### **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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only.

## **II.2) Description**

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

Consultancy Services and Strategic Valuations

Lot No

Lot 4

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

- 73220000 - Development consultancy services

- 71315200 - Building consultancy services
- 79418000 - Procurement consultancy services

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

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth, Hounslow and Richmond upon Thames

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

Provision of Building Surveying Services – Building Surveys; Dilapidations and Party Wall Negotiations.

For further information, please see the procurement documents

### **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: £140,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

As defined in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only.

**II.2) Description**

**II.2.1) Title**

Quantity Surveying Services

Lot No

5

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

- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71315210 - Building services consultancy services
- 79415200 - Design consultancy services

- 90713000 - Environmental issues consultancy services

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

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth, Hounslow and Richmond upon Thames

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

To provide estimated costs of construction, development refurbishment and maintenance in accordance with RIBA work stages and RICS best practice, provide budgetary information and work alongside teams delivering capital projects for the Council and ensure capital building projects are professionally costed in line with best practice. For more information, please see the procurement documents.

### **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: £140,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

As defined in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only

**II.2) Description**

**II.2.1) Title**

Building Surveying Services

Lot No

6

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

- 71315300 - Building surveying services
- 71324000 - Quantity surveying services

**II.2.3) Place of performance**

NUTS codes

- UKI34 - Wandsworth
- UKI75 - Hounslow and Richmond upon Thames

Main site or place of performance

Wandsworth, Hounslow and Richmond upon Thames

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

To prepare and undertake any subsequent negotiations and agreements in relation to schedules of dilapidations/schedules of condition as necessary. Further information is provided in the procurement documents

#### **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: £140,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:



As defined in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**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**

Please note that this is a four year framework agreement accessible to London Boroughs of Richmond and Wandsworth only

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

**III.1) Conditions for participation**

**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 set out in the tender documentation

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## **Section IV. Procedure**

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

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

Restricted procedure

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

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Date

16 August 2021

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

6 October 2021

#### **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.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Commercial-property-management-services./GBZFV85NC2>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/GBZFV85NC2>

GO Reference: GO-202176-PRO-18521742

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

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

Royal Courts of Justice

The Strand

London

SW18 2PU

Telephone

+44 2079476000

Country

United Kingdom

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

Cabinet Office

70 Whitehall

London

SW1 2AS

Telephone

+44 2072761234

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

The council will incorporate a minimum 10 calendar days standstill period at the point information on the award of the contracts is communicated to Tenderers. Applicants who are unsuccessful shall be informed by the buyer as soon as possible after the decision has been made as to the reasons why the applicant was unsuccessful. If an appeal regarding the award of the contract has not been successfully resolved, the public contracts Regulations 2015 (SI 2015 no 102) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the court may order the setting aside of the award decision or order the buyer to amend any document and may award damages. If the contract has been entered into the Court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the relevant buyer to pay a fine, and /or order that the duration of the contract be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

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

Royal Courts of Justice

The Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom