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Contract

## **Housing and Corporate Maintenance and Investment Services**

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-016653

Procurement identifier (OCID): ocds-h6vhtk-046bd2

Published 28 May 2024, 4:26pm

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

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

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

#### **Email**

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

#### **Country**

United Kingdom

#### **NUTS code**

UKM84 - North Lanarkshire

## **Internet address(es)**

Main address

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

Buyer's address

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

## **I.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**

Housing and Corporate Maintenance and Investment Services

Reference number

NLC-SLP-22-003

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

- 50000000 - Repair and maintenance services

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

Services

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

North Lanarkshire Council (the 'Authority') has an ambitious vision to re-invent North Lanarkshire as the place to Live, Learn, Work, Invest and Visit. Through the Enterprise Project (the 'Project') an ambitious programme of regeneration and infrastructure investment, the Authority aims to implement a vision that enables inclusive growth and prosperity that will significantly improve the quality of life and wellbeing of North Lanarkshire's communities.

As part of the Project the Authority is seeking a Contractor to provide reactive maintenance, statutory compliance, servicing and inspection services, as well as programmes of works to the Authority's existing assets at scale, related to or ancillary to maintenance and legislative compliance services for housing assets (approximately 37,000 homes) and corporate assets (approximately 1,200 buildings) (the 'Property Portfolio').

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

This contract is divided into lots: No

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

Value excluding VAT: £1,800,000,000

## **II.2) Description**

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

- 09330000 - Solar energy
- 22821000 - Electoral forms
- 31625000 - Burglar and fire alarms
- 32500000 - Telecommunications equipment and supplies
- 35121000 - Security equipment
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 42160000 - Boiler installations
- 44113910 - Winter-maintenance materials
- 44212000 - Structural products and parts except prefabricated buildings
- 44220000 - Builders' joinery

- 44230000 - Builders' carpentry
- 44480000 - Miscellaneous fire-protection equipment
- 44523000 - Hinges, mountings and fittings
- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 44620000 - Central-heating radiators and boilers and parts
- 44900000 - Stone for construction, limestone, gypsum and slate
- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45223000 - Structures construction work
- 45231000 - Construction work for pipelines, communication and power lines
- 45232141 - Heating works
- 45233161 - Footpath construction work
- 45260000 - Roof works and other special trade construction works
- 45261000 - Erection and related works of roof frames and coverings
- 45262000 - Special trade construction works other than roof works
- 45262660 - Asbestos-removal work
- 45300000 - Building installation work
- 45310000 - Electrical installation work

- 45312000 - Alarm system and antenna installation work
- 45313000 - Lift and escalator installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45343000 - Fire-prevention installation works
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45430000 - Floor and wall covering work
- 45432000 - Floor-laying and covering, wall-covering and wall-papering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 48952000 - Public address systems
- 50000000 - Repair and maintenance services
- 50413100 - Repair and maintenance services of gas-detection equipment
- 50413200 - Repair and maintenance services of firefighting equipment
- 50430000 - Repair and maintenance services of precision equipment
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery

- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50750000 - Lift-maintenance services
- 51700000 - Installation services of fire protection equipment
- 71000000 - Architectural, construction, engineering and inspection services
- 71314000 - Energy and related services
- 71550000 - Blacksmith services
- 71620000 - Analysis services
- 71630000 - Technical inspection and testing services
- 71700000 - Monitoring and control services
- 71900000 - Laboratory services
- 90620000 - Snow-clearing services
- 90630000 - Ice-clearing services
- 90650000 - Asbestos removal services
- 90690000 - Graffiti removal services
- 90911000 - Accommodation, building and window cleaning services
- 98510000 - Services of commercial and industrial workers

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

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

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

The Authority is proposing to establish a single Contract with a Contractor to provide the Services which shall include reactive maintenance, legislative compliance services, and works delivery, for Housing and Corporate assets (Core Services) and works delivery for the Authority's existing assets at scale, related to or ancillary to Core Services for Housing and Corporate assets (Core Projects & Programmes) for 8 years (plus up to 2 x 2-year extensions, totalling 4 years extension).

The Contract is expected to drive efficiencies, bring innovation, deliver value for money and continuous improvement and contribute significant positive social impact to support the Authority in meeting and exceeding the Project objectives.

The estimated contract value is 1.8bn GBP over the full contract term (including all extensions). This is based on the Authority's estimated future budgets. There is no guarantee of this level of business.

Core Services to be provided will include inter alia delivery of housing maintenance services, corporate maintenance services for reactive maintenance and ad hoc requirements (Order Type A), statutory compliance, servicing and inspections (Order Type B).

Core Projects & Programmes will include life cycle replacements of components of assets at scale (including but not limited to replacement of kitchens, bathrooms, flooring, roofs, mechanical and electrical installations, heating installations, windows, doors, decoration works, drainage works, communal area works, tower block works (Order Type C) and other related works (Order Type D)).

The Services will be delivered to the following asset types including but not limited to:

Housing – housing for mid-market rent, housing for social rent, retirement housing, sheltered housing, special needs housing and housing in private ownership;

Corporate – arts and culture facilities, care homes, cemeteries, community halls, depots, education facilities, energy infrastructure, industrial / commercial, libraries, museums, office and administrative facilities, other residential and social care housing, retail, serviced facilities, social care facilities, sports and leisure facilities, swimming pools, tourism facilities, town halls, wellbeing facilities, and workshop facilities.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Options: Yes

Description of options

Please see section II.2.7 for extension options.

The Property Portfolio by its very nature will be subject to change. There may be a need over the term of the proposed contract to allow the Authority to remove, add, or change the buildings and structures of the Property Portfolio (including on a temporary, emergency and short/medium term basis to accommodate the services to be delivered by the Authority and other organisations eligible to use the Contract) and to vary the Contract accordingly including the overall value of the contract estimated at paragraph II.1.5 of this Contract Notice. The mechanism for changes was set out in the Procurement Documents.

### **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**

Competitive procedure with negotiation

#### **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 022-190994](#)

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

### **Contract No**

NLC-SLP-22-003

A contract/lot is awarded: Yes

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

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

22 May 2024

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

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

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

Mears Ltd

1390 Montpellier court

gloucester

gl3 4ah

Country

United Kingdom

NUTS code

- UKK13 - Gloucestershire

The contractor is an SME

No

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

Total value of the contract/lot: £1,800,000,000

### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

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## **Section VI. Complementary information**

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

(SC Ref:766062)

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

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

Court of Session

Parliament House, Parliament Square

Edinburgh

EH1 1RQ

Email

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

Telephone

+44 1312252595

Fax

+44 1312406711

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

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