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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

## 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=AA0001

# I.4) Type of the contracting authority

Regional or local authority

## I.5) Main activity

General public services

# **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

# 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: <u>2022/S 022-190994</u>

# 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

# **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

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.