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Planning

Hard FM & Asset Compliance Works

The Guinness Partnership Ltd

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-017217

Procurement identifier (OCID): ocds-h6vhtk-046d25

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Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

30 Brock Street, Regents Place

London

NW1 3FG

Contact

- Dennis Viljoen

Email

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Telephone

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Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

I.3) Communication

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

<https://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Hard FM & Asset Compliance Works

Reference number

DN726715

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Residential Hard Facility Management, which includes servicing, maintenance and associated repair works in relation to:

Ventilation Systems

Asbestos Abatement

Asbestos Surveys

Electronic Security Systems

Electrical Testing

Lightning Protection and Working at Heights

FRA (surveys)

Fire Equipment Maintenance

Fire Remedial Works

Commercial Gas (maintenance and repairs)

Laundry Equipment

Lifts

Playgrounds

Pumps

Renewables

Water Safety

Metering and Billing (maintenance)

And other M&E equipment

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

II.2.4) Description of the procurement

TGP are re-considering the current outsource delivery model for Hard FM services in the communal areas across its property stock. It is worth pointing out that the initial scope of this consultation does not include services inside flats, it is only in relation in the communal areas in residential properties.

Historically, Hard FM has been delivered by multiple specialist suppliers for individual services such as domestic boilers, ventilation, electronic security systems, legionella, lifts, fire equipment, etc. Most of these specialist contracts were further sub-divided into geographical lots, typically North, South and West.

As most of the current Hard FM contracts are expiring within the next 12 months, TGP would like to explore different outsourcing models. The typical models in the Hard FM industry are Single Services, Bundled Services or Total Hard FM. This consultation aims to attract suppliers who can deliver either of these models and to explore the pros and cons associated with each model.

TGP would like to adopt the most efficient and cost-effective manner possible. The overall objectives are to:

- reduce spend, increase control, increase quality and ensure compliance
- leverage and maximise our buying power
- incentivise good performance and maintain competitive pricing
- implement best practice and innovating ideas from other sectors

For reference, the services in scope are likely to be:

Ventilation Systems

Asbestos Abatement Works

Asbestos Surveys

Electronic Security Systems

Electrical Testing

Lightning Protection and Working at Heights

FRA (surveys)

Fire Equipment Maintenance

Fire Remedial Work

Commercial Gas

Laundry Equipment

Lifts Servicing

Playgrounds Inspections

Pumps

Renewables

Water Safety

Metering and Billing (maintenance)

The combined anticipated annual value for hard FM is £33,000,000.

II.3) Estimated date of publication of contract notice

1 October 2024

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: No

Section VI. Complementary information

VI.3) Additional information

The Guinness Partnership (TGP) would like to engage with the Hard Facility Management (Hard FM) market with the aim to shape its outsourcing strategy in relation to the Asset Compliance requirements in communal areas of residential blocks.

This market sounding exercise aims to explore different outsourcing models, evaluating the risks and opportunities associated with each of them. As a result, TGP will design its Asset Compliance Category strategy and launch the necessary tender(s) to outsource their preferred model.

The main objectives of this market consultation are:

- 1.To ascertain the number and types of suppliers interested in bidding for residential Hard FM services in communal areas, and understand their proposed delivery models
- 2.To gauge their previous experience in the housing market, in particular social housing
- 3.To explore different outsourcing models and identify the main risk factors and potential mitigating actions associated to each model (i.e. Specialist suppliers, Bundled services and Total Hard FM)

If you would like to participate in this consultation, please download the market questionnaire from ProContract (reference DN726715) and submit your answers to the questionnaire by the deadline (28/06/2024 at 5pm)