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Tender

Temporary Accommodation Void and Reactive Maintenance Contract

Bracknell Forest Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-017905

Procurement identifier (OCID): ocids-h6vhtk-034c97

Published 30 June 2022, 2:34pm

Section I: Contracting authority

I.1) Name and addresses

Bracknell Forest Borough Council

Time Square, Market Street

Bracknell

RG12 1JD

Contact

Mr Kevin Ayers

Email

Procurement.Team@Bracknell-Forest.gov.uk

Telephone

+44 1344351471

Country

United Kingdom

NUTS code

UKJ11 - Berkshire

Internet address(es)

Main address

<http://www.bracknell-forest.gov.uk>

Buyer's address

<http://www.bracknell-forest.gov.uk>

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Temporary Accommodation Void and Reactive Maintenance Contract

Reference number

DN619287

II.1.2) Main CPV code

- 50710000 - Repair and maintenance services of electrical and mechanical building installations

II.1.3) Type of contract

Services

II.1.4) Short description

A specific contractor is required to deliver void property, compliance and Housing reactive repairs service including an out-of-hours call out service, for properties within Bracknell Forests Council's housing portfolio, covering the Borough of Bracknell Forest (currently 154 properties). Properties range from houses of multiple occupancy, 1 & 2-bedroom flats and 1, 2, 3 and 4 bedroom houses for an initial period of 3 year with the option to extend on an annual basis, subject to performance and cost certainty, for up to a further 2 years.

II.1.5) Estimated total value

Value excluding VAT: £2,250,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

Main site or place of performance

Maintenance of temporary housing within the Bracknell Forest Borough Boundaries.

II.2.4) Description of the procurement

Bracknell Forest Council is seeking to procure and enter into a contract for the completion of reactive repairs and maintenance, void refurbishment and emergency out of hours' maintenance, including health and safety compliance, predominantly but not exclusively, to social housing properties. It will include a number of our Private Sector Leased properties. There are approximately 160 properties within the Housing Temporary Accommodation portfolio, these comprise of Houses of Multiple Occupancy, 1 and 2 bed flats, 1, 2, 3 and 4 bedroom houses. Repairs arise on a day-to-day basis and it's important to resolve any issues quickly. Due to the vulnerability of some of our tenants the works are often urgent in order to ensure the health and safety of our tenants. All reactive repairs are categorised by emergency, urgent and routine call-outs, making sure the structure of the property is kept in a good condition, all gas and electrical appliances work efficiently and that tenants can continue to live in a safe and comfortable home. Works to include but not limited to compliance testing of all fixed wired appliances and a gas safe certificate is required when they are up for renewal and at the end of each tenancy and prior to new tenants moving in. A void inspection is conducted every time a tenant leaves a property and works are classified in three categories, Minor, Routine and Major. Void works are generally clearing of rubbish left by previous tenant (which can in some cases be considerable), deep cleaning of all surfaces and carpets, some redecoration and works to garden. Void works are required to be completed within a maximum of 15 working days, however often urgent turnarounds are required. Asbestos reports are provided or supplied to ensure awareness of asbestos containing materials within the property. Other general maintenance tasks, landscaping and garden maintenance and other works such as plumbing and roofing works are also often required.

The contractors appointed to the contract will be expected to complete the works to a high standard and will be monitored by specific KPIs and a monthly contracts meeting will be held to ensure the contractor is meeting their obligations under the contract and are performing all tasks satisfactorily. This procurement will be a fundamental contributor to the delivery of high quality works and value for money.

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: £2,250,000

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

Duration in months

36

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: 5

Maximum number: 7

Objective criteria for choosing the limited number of candidates:

Selection questionnaire including method statements.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

Date

29 July 2022

Local time

12:00pm

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: 4 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Economic and Financial Standing - The authority will seek more information from independent credit reference agencies as part of the evaluation and reserves the right to undertake credit checks at each stage of the procurement process and after contract award.

Organisations must register their interest on the South East Business Portal <https://sebp.due-north.com> in order to receive any changes or notifications issued by the Council during this tender process. The Council will not be held responsible for lack of communication to any organisation which does not register their interest.

Clarification questions must be sent via messaging on the South East Business Portal site.

The Council reserves the right not to award the contract in whole or in part, to cancel or amend the tender process and does not bind itself to accept any tender. The Council shall not be liable under any circumstances for any costs, charges or expenses incurred by any bidder or prospective bidder in responding to this notice or in taking part in this procurement process.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

VI.4) Procedures for review

VI.4.1) Review body

Bracknell Forest Borough Council

Time Square

Bracknell

RG12 1JD

Country

United Kingdom