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Tender

DoF LPS - Estate Agents Contract for disposal of Public Sector assets

Valuation Services Directorate, Land and Property Services

F02: Contract notice

Notice identifier: 2022/S 000-018021

Procurement identifier (OCID): ocds-h6vhtk-034d0c

Published 1 July 2022, 12:39pm

Section I: Contracting authority

I.1) Name and addresses

Valuation Services Directorate, Land and Property Services

Lanyon Plaza, 7 Lanyon Place

BELFAST

BT1 3LP

Contact

SSDAdmin.CPDfinance-ni.gov.uk

Email

SSDAdmin.CPD@finance-ni.gov.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://etendersni.gov.uk/epps>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etendersni.gov.uk/epps>

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://etendersni.gov.uk/epps>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

DoF LPS - Estate Agents Contract for disposal of Public Sector assets

Reference number

4013448

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

LPS intends to appoint a maximum of 2 Contractors to a Contract Agreement for the disposal and letting of publicly owned land and property assets, comprising amenity land, development land, agricultural land, commercial and residential property in all five LPS District Offices across Northern Ireland. The main scope of the work is the provision of a complete sales and marketing service for the disposal of land and property assets on behalf of LPS and the relevant disposing bodies.

II.1.5) Estimated total value

Value excluding VAT: £450,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70100000 - Real estate services with own property
- 70200000 - Renting or leasing services of own property

- 70300000 - Real estate agency services on a fee or contract basis
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70123000 - Sale of real estate
- 70123200 - Sale of non-residential estate
- 70220000 - Non-residential property renting or leasing services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

LPS intends to appoint a maximum of 2 Contractors to a Contract Agreement for the disposal and letting of publicly owned land and property assets, comprising amenity land, development land, agricultural land, commercial and residential property in all five LPS District Offices across Northern Ireland. The main scope of the work is the provision of a complete sales and marketing service for the disposal of land and property assets on behalf of LPS and the relevant disposing bodies.

II.2.5) Award criteria

Quality criterion - Name: Marketing and Sales Completion Methodology / Weighting: 20

Quality criterion - Name: Team Experience / Weighting: 10

Quality criterion - Name: Contract Management & Contingency / Weighting: 10

Quality criterion - Name: Social Value (Promote Health & Wellbeing) / Weighting: 5

Quality criterion - Name: Social Value (Secure Employment & Skills) / Weighting: 5

Cost criterion - Name: Band 1 - Up to £99,999 / Weighting: 7

Cost criterion - Name: Band 2 - £100,000 to £499,999 / Weighting: 13

Cost criterion - Name: Band 3 - £500,000 to £999,999 / Weighting: 7

Cost criterion - Name: Band 4 - £1,000,000 plus / Weighting: 13

Cost criterion - Name: Cost of Letting (Percentage Fee of agreed rental value on letting) / Weighting: 5

Cost criterion - Name: Hourly rate (for the provision of additional professional services or advice) / Weighting: 5

II.2.6) Estimated value

Value excluding VAT: £450,000

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.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Two options to extend for any period up to and including 1 year.

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Membership of a Professional Body. . As all of the sales relating to this contract will take place in Northern Ireland (NI) and therefore subject to UK policy and legislation , Tenderers must confirm that all proposed personnel who are assigned to work on this contract are currently members or Fellows of the Royal Institution of Chartered Surveyors (RICS).

III.1.2) Economic and financial standing

List and brief description of selection criteria

Professional Indemnity Insurance. . Tenderers must confirm they have (or will have prior to award of contract) Professional Indemnity Insurance cover with a limit of not less than 2 million GBP (£2,000,000) per incident.

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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

5 August 2022

Local time

3:00pm

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

Tender must be valid until: 3 November 2022

IV.2.7) Conditions for opening of tenders

Date

5 August 2022

Local time

3:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.3) Additional information

The successful Contractor's performance on this Contract will be managed as per the specification, Terms and Conditions of Contract and regularly monitored. Contractors not delivering on contract requirements is a serious matter. It means the public purse is not getting what it is paying for. If a contractor fails to reach satisfactory levels of contract performance they will be given a specified time to improve. If, after the specified time, they still fail to reach satisfactory levels of contract performance, the matter will be escalated to senior management in CPD for further action. If this occurs and their performance still does not improve to satisfactory levels within the specified period, it may be regarded as an act of grave professional misconduct and they may be issued with a Notice of Unsatisfactory Performance and this Contract may be terminated. A central register of such Notices for supplies and services contracts will be maintained and published on the CPD website. Any contractor in receipt of a Notice of Unsatisfactory Performance will be required to declare this in future tender submissions for a period of three years from the date of issue of the Notice. It may also result in the contractor being excluded from all procurement competitions being undertaken by Centres of Procurement Expertise on behalf of bodies covered by the Northern Ireland Procurement Policy.

VI.4) Procedures for review

VI.4.1) Review body

The UK does not have any special review body with responsibility for appeal/mediation procedures in public procurement competitions. Any challenges are dealt with by the High Court Commercial Division to which proceedings may be issued regarding alleged breaches of the Public Contracts Regulations.

Belfast

Country

United Kingdom