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Tender

Housing Responsive Repairs and Voids

Croydon Council

F02: Contract notice

Notice identifier: 2022/S 000-018212

Procurement identifier (OCID): ocds-h6vhtk-03243e

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Section I: Contracting authority

I.1) Name and addresses

Croydon Council

Bernard Weatherill House, 8 Mint Walk

Croydon

CR0 1EA

Contact

Mr Matthew Devan

Email

Matthew.Devan@croydon.gov.uk

Telephone

+44 2087266000

Country

United Kingdom

NUTS code

UKI62 - Croydon

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

www.londontenders.org

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.londontenders.org

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 Responsive Repairs and Voids

Reference number

DN619329

II.1.2) Main CPV code

- 45453000 - Overhaul and refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council is procuring two new contracts (the "Contracts") to replace its existing responsive repairs contractor, with the new Contracts expected to commence August 2023. To mitigate the risk of appointing a single provider and to attract local and SME contractors the Council is letting

this contract via 2 lots by geographical area as follows:

- Lot 1 Responsive repairs excluding gas -approximately 70% of stock
- Lot 2 Responsive repairs excluding gas - approximately 30% of stock

A map showing the geographical split of Lots 1 and Lot 2 can be found in the procurement documents.

The work is for responsive repairs and voids property works to Croydon Council housing. It

includes other maintenance and general building works which are not part of a planned programme which may include property remodelling, aids and adaptations, kitchens and bathrooms and similar works in relation to individual or small groups of properties on a responsive basis. In addition planned works may be instructed based upon performance in

delivery of repairs and voids works.

The Works and Services above will be supported by the Contractors Information and Communications Technology (ICT) systems, architecture, and processes to manage, coordinate and deliver the services as well as interface with the Council's financial and Housing Management systems.

The properties covered by the Contracts currently consist of approximately 16,912 units comprising 'Housing Revenue Account' (HRA) housing stock, leased properties (Croylease) and 'General Fund' (GF) housing.

The Contracts excludes Gas related services, which are being procured separately with a FTS

notice due out end of July 2022.

II.1.5) Estimated total value

Value excluding VAT: £221,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

II.2) Description

II.2.1) Title

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

- 45300000 - Building installation work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 51000000 - Installation services (except software)
- 79500000 - Office-support services

II.2.3) Place of performance

NUTS codes

- UKI62 - Croydon

II.2.4) Description of the procurement

The Council is procuring the Contracts to replace its existing responsive repairs contractor, with the new Contracts expected to commence in August 2023. To mitigate against the risk of appointing a single provider and to attract local and SME contractors the Council is letting the Contracts via two lots by geographical area. This Lot (Lot 1) covers Area 1 and equates to approximately 70% of stock. A map showing the geographical location of Lot 1 can be found in the procurement documents.

The work is for responsive repairs and voids property works to Croydon Council housing. It

includes other maintenance and general building works which are not part of a planned programme which may include property remodelling, aids and adaptations, kitchens and bathrooms and similar works in relation to individual or small groups of properties on a responsive basis. In addition planned works may be instructed based upon performance in

delivery of repairs and voids works.

The Works and Services above will be supported by the Contractors Information and Communications Technology (ICT) systems, architecture, and processes to manage, coordinate

and deliver the services as well as interface with the Council's financial and Housing

Management systems.

The properties covered by the Contract currently consist of approximately 11,838 units comprising 'Housing Revenue Account' (HRA) housing stock, leased properties (Croylease)

and 'General Fund' (GF) housing.

This contract excludes Gas related services, which are being procured separately with a FTS

notice due out end of July 2022.

The Lot 1 Contract will be let for a duration of 10 years and 8 months with a 'break option' after 6

years and 8 months. In addition, there will be a no-fault termination clause.

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: £154,700,000

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

Duration in months

128

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Out of the total contract value of Lot 1 £45m has been allocated for optional planned Capital

works. The Council reserves the right to take up this optional work at any point during the contract period, or not to take up the option at all.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The Council is using the London Tenders portal to conduct this exercise, which can be accessed using this link <https://www.londontenders.org/>

The use of this system allows a full audit trail of communication with providers to ensure fair

treatment as well as to maintain full confidentiality. If you require assistance in using the

London Tenders portal please contact their Support Helpdesk by email ProContractTenderers@proactis.com for all support issues. This will auto-log a support ticket. On logging a ticket, if you have not already logged one before, you will be issued with a registration email that will give you instructions to allow you to log in, log, review and update your own tickets. In emergency situations you can contact their Support Service Desk on +44 (0)20 7539 2828. Please note the Support Service Desk will not be able to answer any market test specific enquiries.

II.2) Description

II.2.1) Title

Lot 2

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45300000 - Building installation work
- 50000000 - Repair and maintenance services
- 51000000 - Installation services (except software)
- 79500000 - Office-support services

II.2.3) Place of performance

NUTS codes

- UKI62 - Croydon

II.2.4) Description of the procurement

The Council is procuring the Contracts to replace its existing responsive repairs contractor, with the new Contracts expected to commence in August 2023. To mitigate against the risk of appointing a single provider and to attract local and SME contractors the Council is letting the Contracts via two lots by geographical area. This Lot (Lot 2) covers Area 2 and equates to approximately 30% of stock. A map showing the geographical location of Lot 2 can be found in the procurement documents.

The work is for responsive repairs and voids property works to Croydon Council housing. It

includes other maintenance and general building works which are not part of a planned programme which may include property remodelling, aids and adaptations, kitchens and bathrooms and similar works in relation to individual or small groups of properties on a responsive basis. In addition planned works may be instructed based upon performance in delivery of repairs and voids works.

The Works and Services above will be supported by the Contractors Information and Communications Technology (ICT) systems, architecture, and processes to manage,

coordinate

and deliver the services as well as interface with the Council's financial and Housing Management systems.

The properties covered by the Contract currently consist of approximately 5074 units comprising 'Housing Revenue Account' (HRA) housing stock, leased properties (Croylease)

and 'General Fund' (GF) housing.

This contract excludes Gas related services, which are being procured separately with a FTS

notice due out end of July 2022.

The Lot 2 Contract will be let for a duration of 10 years and 8 months with a 'break option' after 6

years and 8 months. In addition, there will be a no-fault termination clause.

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: £66,300,000

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

Duration in months

128

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 8

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Out of the total contract value for Lot 2 £19.0m has been allocated for optional planned Capital

works. The Council reserves the right to take up this optional work at any point during the contract period, or not to take up the option at all.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The Council is using the London Tenders portal to conduct this exercise, which can be accessed using this link <https://www.londontenders.org/>

The use of this system allows a full audit trail of communication with providers to ensure fair

treatment as well as to maintain full confidentiality. If you require assistance in using the

London Tenders portal please contact their Support Helpdesk by email ProContractTenderers@proactis.com for all support issues. This will auto-log a support ticket. On logging a ticket, if you have not already logged one before, you will be issued with a registration email that will give you instructions to allow you to log in, log, review and update your own tickets. In emergency situations you can contact their Support Service Desk on +44 (0)20 7539 2828. Please note the Support Service Desk will not be able to answer any market test specific enquiries.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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 000-007588](#)

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

Date

3 August 2022

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

30 August 2022

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: 12 (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

The Council is using the London Tenders portal to conduct this exercise, which can be accessed using this link <https://www.londontenders.org/>

The use of this system allows a full audit trail of communication with providers to ensure fair

treatment as well as to maintain full confidentiality. If you require assistance in using the London Tenders portal please contact their Support Helpdesk by email ProContractTenderers@proactis.com for all support issues. This will auto-log a support ticket. On logging a ticket, if you have not already logged one before, you will be issued with a registration email that will give you instructions to allow you to log in, log, review and update your own tickets. In emergency situations you can contact their

Support Service Desk on +44 (0)20 7539 2828. Please note the Support Service Desk will not be able to answer any market test specific enquiries.

The Council reserves the right, subject to the provisions of the Public Contracts Regulations

2015 to change without notice the basis of any part of the procurement process or to cancel

the procurement at any time and not to proceed with the award of any contract at any stage

of the procurement process.

In accordance with the Public Contract Regulations 2015 the Council is permitted to use the

competitive procedure with negotiation as the needs of the contracting authority cannot be met without adaptation of readily available solutions and the contract cannot be awarded without prior negotiation because of specific circumstances related to the nature, the complexity or the legal and financial make-up or because of risks attaching to them.

The Council, as indicated on this notice, reserves the right to award contracts on the basis of

the initial tenders without negotiation.

The Council will be holding a launch day on 18 July between 10:00am- 2pm at LSBU Croydon, Electric House, 3 Wellesley Road, Croydon, CR0 2AG. Whilst bidders are encouraged to attend this event; this is optional and non attendance does not preclude bidders from submitting an Selection Questionnaire. Registration is required for this event, with further details included in the Selection Questionnaire Instructions.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC1A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

Royal Courts of Justice, The Strand

WC1A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Review procedures are as set out in the Public Contract Regulations 2015 and are time limited. Any proceedings must be brought in the High Court of England and Wales. The Council will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom