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Tender

Town and Country Housing - Housing Maintenance Joint Venture

Town and Country Housing

F02: Contract notice

Notice identifier: 2021/S 000-019459

Procurement identifier (OCID): ocds-h6vhtk-02d372

Published 11 August 2021, 1:08pm

The closing date and time has been changed to:

6 December 2021, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Town and Country Housing

Monson House, Monson Way

Tunbridge Wells

TN1 1LQ

Contact

Mathew Baxter

Email

tch@echelonconsultancy.co.uk

Telephone

+44 1707339800

Country

United Kingdom

NUTS code

UKJ4 - Kent

Internet address(es)

Main address

www.tchg.org.uk

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

I.3) Communication

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

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=39005&B=ECHELON

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=39005&B=ECHELON

Tenders or requests to participate must be submitted to 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

Town and Country Housing - Housing Maintenance Joint Venture

Reference number

Ech 1091

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Town and Country Housing ("TCH") is seeking to procure a Maintenance Agreement and Joint Venture Partner to deliver repairs, maintenance and planned improvement works to its housing stock portfolio. TCH owns circa 10,000 properties dispersed throughout the whole of Kent and parts of East Sussex. The properties are a mixture of tenures consisting of general needs, market rented, leasehold and shared ownership. The Maintenance Agreement will be awarded for an initial period of 12.5 years, with the option to extend until 31st March 2050 at TCH's sole discretion. TCH does not intend to extend the contract by a single extension period of 15 years, but would explore extensions of shorter durations (for example, three periods of extension of five years each) . Although initially centred on the delivery of repairs and voids the contract has the provision to add in multiple additional workstreams and more detail is provided in the Descriptive Document.

II.1.5) Estimated total value

Value excluding VAT: £700,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 31518200 - Emergency lighting equipment
- 31527260 - Lighting systems
- 31625000 - Burglar and fire alarms
- 33196200 - Devices for the disabled
- 34928510 - Street-lighting columns
- 44115500 - Sprinkler systems
- 44480000 - Miscellaneous fire-protection equipment
- 45232452 - Drainage works
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45262660 - Asbestos-removal work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45331100 - Central-heating installation work
- 45343100 - Fireproofing work
- 45343230 - Sprinkler systems installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows

- 45421132 - Installation of windows
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50232100 - Street-lighting maintenance services
- 50413200 - Repair and maintenance services of firefighting 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
- 50870000 - Repair and maintenance services of playground equipment
- 71317200 - Health and safety services
- 79512000 - Call centre
- 90650000 - Asbestos removal services
- 90922000 - Pest-control services
- 92222000 - Closed circuit television services

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent
- UKJ2 - Surrey, East and West Sussex
- UK - United Kingdom

Main site or place of performance

Kent

II.2.4) Description of the procurement

Town and Country Housing ("TCH") is seeking to procure a Maintenance Agreement and Joint Venture Partner to deliver repairs, maintenance and planned improvement works to its housing stock portfolio. TCH will adopt a contractual structure whereby TCH and the successful tenderer will enter into a contractual joint venture arrangement and may establish a new JV vehicle (the JV) and deliver the Programme. The proposed model is explained in more detail in the "Contract Structure" section of the Descriptive Document. The value of the core services (i.e. those services included in scope from contract commencement) is circa £5.2 million per annum and the total potential value of the contract with all options included is circa £700m over the whole term (including all possible extensions to 2050). TCH owns circa 10,000 properties dispersed throughout the whole of Kent and parts of East Sussex. The properties are a mixture of tenures consisting of general needs, market rented, leasehold and shared ownership. The Maintenance Agreement will be awarded for an initial period of 12.5 years, with the option to extend until 31st March 2050 at TCH's sole discretion. TCH does not intend to extend the contract by a single extension period of 15 years, but would explore extensions of shorter durations (for example, three periods of extension of five years each). Although initially centred on the delivery of repairs and voids the contract has the provision to add in multiple additional workstreams including (but not limited to) cyclical maintenance services and planned and major works as set out in the procurement documents. The procurement is being undertaken using a "Competitive Dialogue" procedure (in accordance with Regulation 30 of the Public Contracts Regulations 2015). Under the first stage of the process, bidders are required to complete a Selection Questionnaire ("SQ Stage") and associated appendices. Following evaluation of submitted SQs, TCH anticipates inviting six bidders to participate in the second stage of process and submit "Detailed Solutions" ("ISDS" Stage), following which it will shortlist three bidders to participate in Competitive Dialogue ("CD Stage") and submit Final Tenders ("ISFT" Stage). Full details of the requirements, the evaluation criteria and how to participate are included in the procurement documents, and a summary is provided in the Descriptive Document.

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: £700,000,000

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

Duration in months

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: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents.

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

The initial term of the arrangement will be 12.5 years, extendable by a further 15 years at the client's sole discretion and as set out further 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

II.2.14) Additional information

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

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

As detailed in the procurement documents.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

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

Competitive dialogue

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

Originally published as:

Date

10 September 2021

Local time

12:00pm

Changed to:

Date

6 December 2021

Local time

12:00pm

See the [change notice](#).

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

8 October 2021

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: 6 (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

TCH reserves the right to cancel the procurement and not to proceed with the long term Contract at any stage of the procurement process. TCH also reserves the right not to award a contract. TCH will not be liable for any costs incurred by those expressing an interest or tendering for this contract.

The contract value is anticipated to be at least £5.2m/annum initially, and at least £150m across the entire optioned contract duration of 27.5 years. This is based on an estimate of the value of repairs and voids services; without allowance for price indexation or stock growth through the new build programme and is set out further in the procurement documents.

In the event that TCH elects to include the additional services referred to in section II.2.4 of this Contract Notice, it is anticipated that the estimated value of the contract will be up to £700m (based on an estimation of the potential value of the additional services which may come into scope and on a worked example of when they may commence including indexation)

TCH is procuring a single Contract in a single Lot to gain the commercial efficiencies of a single contractor and to enable the creation of a Joint Venture Company. The award criteria questions and weightings are provided in the ISDS documentation.

All parties who register an interest in bidding for the contract will be sent a formal invite to a Supplier Briefing event (to be held on MS Teams) via the procurement portal. A copy of the presentation(s) from the event and a summary of any questions/answers from the session will be issued to all bidders via the portal.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom