

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/019640-2022>

Tender

A2Dominion Housing Maintenance Joint Venture for the London Region

A2Dominion Group Limited

F02: Contract notice

Notice identifier: 2022/S 000-019640

Procurement identifier (OCID): ocds-h6vhtk-035360

Published 19 July 2022, 11:43am

Section I: Contracting authority

I.1) Name and addresses

A2Dominion Group Limited

The Point, 37 North Wharf Road

London

W2 1BD

Contact

Paula Chakker

Email

paula.chakkar@a2dominion.co.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.a2dominion.co.uk>

Buyer's address

<http://www.a2dominion.co.uk>

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

Tenders or requests to participate must be submitted electronically via

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

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

A2Dominion Housing Maintenance Joint Venture for the London Region

Reference number

DN604932

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The A2Dominion Group is a group of registered providers made up of A2D Homes Limited, A2D South Limited, A2D Housing Options Limited and A2Dominion Group Limited (A2DG). A2DG are seeking to appoint a suitably qualified and experienced Partner to enter into a joint venture, to manage the delivery of responsive repairs, voids refurbishment works, electrical testing and works arising from Fire Risk Assessments to be carried out by the joint venture to A2DG's properties (and those properties managed by A2DG on behalf of others) in and around London; and to procure goods and materials and sub-contractors via their supply chain for the joint venture ("the Programme"). It is intended that present and future members of A2DG may utilise the contracts. A2Dominion also reserve the right to deliver planned refurbishment works and cyclical works through the Joint Venture.

II.1.5) Estimated total value

Value excluding VAT: £575,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211310 - Bathrooms construction work
- 45421151 - Installation of fitted kitchens
- 45453100 - Refurbishment work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The A2Dominion Group is a group of registered providers which provides over 38,000 homes across London and southern England with circa 4,500 in the development pipeline. It offers a wide range of housing options, including general needs, housing for older people, supported housing, leasehold, shared ownership, market rented, student accommodation and key worker properties. A2D Homes Limited and A2D South Limited are the main asset holding subsidiaries of A2Dominion Group Limited. A2D Housing Options Limited also owns some of A2DG's properties.

A2DG are seeking to appoint a suitably qualified and experienced Partner to enter into a joint venture with A2DG and to manage the delivery of the Programme. A2DG anticipate that the joint venture will maintain at least 21,000 units (including c.17,750 homes of mixed tenure) in and around London. It is intended that present and future members of A2DG may utilise the contracts. The primary objective of the new arrangement will be to evolve A2DG's joint venture arrangements with a joint venture partner and transform the quality of services provided to customers.

The anticipated annual value of the joint venture arrangement is 16,700,000.00 GBP for the core services, which include responsive repairs, void refurbishment works, electrical testing and works resulting from fire risk assessments. Preventative maintenance works resulting from responsive repairs may also be undertaken.

The Partner will be required to enter into a form of joint venture arrangement with A2DG in the form of a limited liability partnership. Details will be set out in the Contract Documents.

A2DG will be able to provide services to the joint venture including back office services. A2DG have an existing call centre that currently provides call centre services to the existing joint venture, along with other support services that include finance, IT infrastructure and company secretariat. A2Dominion may look to discuss how these services are provided moving forward during dialogue.

It is envisaged that the Partner will provide management services and various support services to the joint venture, which include, but are not limited to Health and Safety, HR and IT Solutions. The joint venture partner is also expected to take single-point responsibility for the delivery of the Programme and provide a duty of care in respect of the services.

The anticipated period for the delivery of the Programme will be over a ten years and six months initial term (extendable by up to sixteen years until 2050).

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: £575,000,000

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

Duration in months

318

This contract is subject to renewal

Yes

Description of renewals

The initial term will be for ten years and six months, but with the ability to extend for a further sixteen years up until 2050, by two eight extensions.

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

Envisaged minimum number: 3

Maximum number: 4

Objective criteria for choosing the limited number of candidates:

A2Dominion are following the Competitive Dialogue Procedure and will be shortlisting down to a minimum of 3 and a maximum of 4 candidates at the selection questionnaire (PAS 91) stage to enter into dialogue with. A2Dominion will not be shortlisting further after the PAS91 stage.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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 total Contract value of 575,000,000.00 is based on the maximum 26 years and 6 months and factors into account a level of growth, but excludes inflation over the term. The level of growth may include planned preventative works including cyclical decorations. The initial 10 years and 6 months equates to an approximate Contract value of 225,000,000.00. All figures in this Notice include VAT.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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.1.8) 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

26 August 2022

Local time

12:00pm

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

23 September 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

A2DG reserves the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the works and/or services at its sole discretion. A2DG shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with A2DG shall be incurred entirely at that applicant's/tenderer's risk.

A2DG anticipates that the Business Transfers Directive 2001/23/EC as implemented by the Transfer of Undertakings (Protection of Employment) Regulations 2006, will apply to the transfer of personnel from the current JVCo under this procurement. A2DG's detailed requirements will be set out in the Contract Documents.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Royal Courts of Justice, the Strand

London

W2 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Royal Courts of Justice, the Strand

London

W2 2LL

Country

United Kingdom

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom