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Tender

## **Bulk Property Acquisitions & Refurbishment Service Contract**

London Borough of Hillingdon

F02: Contract notice

Notice identifier: 2024/S 000-019848

Procurement identifier (OCID): ocds-h6vhtk-04787e

Published 28 June 2024, 3:43pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

London Borough of Hillingdon

Civic Centre

Uxbridge

UB8 1UW

#### **Email**

[mbreen@hillingsdon.gov.uk](mailto:mbreen@hillingsdon.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UK174 - Harrow and Hillingdon

#### **Internet address(es)**

Main address

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

### **I.3) Communication**

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

[www.capitalesourcing.com](http://www.capitalesourcing.com)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.capitalesourcing.com](http://www.capitalesourcing.com)

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

[www.capitalesourcing.com](http://www.capitalesourcing.com)

### **I.4) Type of the contracting authority**

Regional or local authority

### **I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Bulk Property Acquisitions & Refurbishment Service Contract

#### **II.1.2) Main CPV code**

- 50000000 - Repair and maintenance services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Bulk Property Acquisition and Refurbishment Service (the Service) for a Two (2) year period with the option to extend for a further One (1) plus One (1) plus One (1) years.

The Service is for the sourcing, acquisition, and refurbishment of two, three and four bedroom properties located in the London Borough of Hillingdon including conveyancing and surveys. Properties will be existing residential properties acquired in the open market and/or off-market where possible.

Properties acquired will be refurbished to the agreed specification including full compliance documentation as required for letting. The types of works required for refurbishment will generally include but not limited to those as stipulated within the Employers Requirements document.

Hillingdon Council may from time to time add to the type of work to be executed or may remove certain types of work completely for inclusion in separate specialist contracts. Such action will not be taken without consultation.

The Service is to be provided to the Council with an estimated volume of up to 100 properties to be acquired per year, but the Council does not provide any guarantee or assurance in respect of the annual value or volumes of work generated under this contract. Each property must be within the boundary of the London Borough of Hillingdon and will vary in size from two to four bedrooms.

Contractors will be invited to submit competitive tenders based on an “all-inclusive” basis using the M3 National Housing Federation (M3NHF) Responsive Maintenance and Void Property Works Schedule of Rates v8 with tenderers percentage adjustment along with Agents Fee percentage and fixed costs for Acquisition Fees.

#### **II.1.5) Estimated total value**

Value excluding VAT: £15,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 70000000 - Real estate services

#### **II.2.3) Place of performance**

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

London Borough of Hillingdon

#### **II.2.4) Description of the procurement**

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#### **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: £15,000,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The Council intends to award a contract for these services for a period of up to two (2) years with an option to extend for up to a further one (1) plus one (1) plus one (1) years subject to agreement and satisfactory performance.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Council intends to award a contract for these services for a period of up to two (2) years with an option to extend for up to a further one (1) plus one (1) plus one (1) years subject to agreement and satisfactory performance.

#### **II.2.13) Information about European Union Funds**

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

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

##### **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

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## **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

29 July 2024

Local time

1:00pm

#### **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: 6 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

29 July 2024

Local time

1:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

The Contracting Authority reserves the right not to award any contract pursuant to this procurement exercise and / or abandon this procurement exercise at any time and / or award a contract for part of the services at its sole discretion. The Contracting Authority 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 the Contracting Authority shall be incurred entirely at that applicants / tenderers risk.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

London Borough of Hillingdon

Civic Centre

Uxbridge

UB8 1UW

Country

United Kingdom