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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@hillingdon.gov.uk

Country

United Kingdom

Region code

UKI74 - Harrow and Hillingdon

Internet address(es)

Main address

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

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

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

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

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