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Tender

## **whg Planned Programme Works Contract 2022-29/32**

Walsall Housing Group

F02: Contract notice

Notice identifier: 2021/S 000-020691

Procurement identifier (OCID): ocds-h6vhtk-02d842

Published 23 August 2021, 4:15pm

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

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

Walsall Housing Group

100 Hatherton Street

Walsall

WS1 1AB

#### **Contact**

Zain Khan

#### **Email**

[zkhan@arkconsultancy.co.uk](mailto:zkhan@arkconsultancy.co.uk)

#### **Telephone**

+44 1215153831

**Country**

United Kingdom

**NUTS code**

UKG38 - Walsall

**National registration number**

04015633

**Internet address(es)**

Main address

<https://www.whg.uk.com>

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-Walsall:-Building-installation-work./ERY4ATAP9T>

Additional information can be obtained from the above-mentioned address

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

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## **Section II: Object**

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

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

whg Planned Programme Works Contract 2022-29/32

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

- 45300000 - Building installation work

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

Works

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

Walsall Housing Group (whg) manages around 20,000 homes, the majority of which are within the Borough of Walsall. It is looking for three partner contractors to deliver its planned programme of investment works to its Walsall properties. The contract will be divided into three geographical Lots, each of which will involve the delivery of multiple workstreams. The contract will be for an initial period of 7 years with the option of a further 3 years subject to satisfactory performance and value for money. There will also be a no-fault break clause which can be triggered annually after the first anniversary of the contract start date and with either party providing six months' written notice.

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

Value excluding VAT: £197,000,000

#### **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

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Should the contract in respect of any lots be terminated for any reason, whg reserves the

right to issue the works for that Lot to one or both of the other partner contractors.

## **II.2) Description**

### **II.2.1) Title**

North

Lot No

1

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

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45453100 - Refurbishment work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall

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

whg is looking for a single partner contractor to deliver its planned programme of investment and component replacement to around 8,200 in the northern part of Walsall Borough, including the towns of Bloxwich and Willenhall. This will be under a JCT Measured Term Contract with a schedule of amendments.

The workstreams will potentially include the following, although whg reserves the right to add or remove individual workstreams

- Pitched & Flat roofing

- Kitchen replacements
- Bathroom replacements
- Floor coverings
- Painting and Decorating
- Environmental works
- Windows
- External Doors
- Passive Fire Protection
- Electrical Works
- Property Preservation
- Scaffolding services associated with core works
- Mechanical and Electrical Works Communal Areas
- Replacement heating systems including alternative heating sources
- Adaptations including bathrooms
- General Building Works
- Asbestos removal in association with Planned works

It is anticipated that the potential value of this Lot excluding VAT and inflation of the initial seven-year period is approximately £54.5m. The potential value with a three-year contract extension excluding VAT and inflation of the additional services is £82.7m.

The successful bidder will be expected to have a current annual turnover of at least £18m. They will also be expected to obtain the following insurances:

- Employer's Liability: £25m
- Public Liability: £25m
- Professional Indemnity: £5m

•Contractors' All Risks: £25m

Should a contract in respect of either of the other 2 Lots be terminated for any reason, whg reserves the right to issue the work for that Lot to one or both of the other partner contractors.

In the event of a new major project requirement emerging from Homes England or Health and Safety Executive Policy change or other legislative reason or another project requiring a design and construct approach during the lifetime of the contract which would require a change to the overall programme, whg reserves the right to pursue an alternative means of sourcing the works other than issuing to the contractor for the area or Lot affected. This may involve opening up the opportunity to all 3 partner contractors or conducting a separate procurement exercise outside of this contract.

Bidders must set out how their current supply chain is established. whg reserves the right to source 'big ticket' materials directly in order to maximise value for money and intends to adopt this approach in relation to the supply of kitchens.

### **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: £82,700,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

Option for one further term of 36 months subject to performance and value for money.

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

Envisaged minimum number: 6

Maximum number: 8

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

Variants will be accepted: No

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

Options: No

### **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**

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/ERY4ATAP9T>

## **II.2) Description**

### **II.2.1) Title**

South

Lot No

2

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

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45453100 - Refurbishment work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall

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

whg is looking for a single partner contractor to deliver its planned programme of investment and component replacement to around 6,900 in the southern part of Walsall Borough, including the towns of Walsall and Darlaston. This will be under a JCT Measured Term Contract with a schedule of amendments.

The workstreams will potentially include the following, although whg reserves the right to add or remove individual workstreams

- Pitched & Flat roofing
- Kitchen replacements
- Bathroom replacements
- Floor coverings
- Painting and Decorating
- Environmental works
- Windows



- External Doors
- Passive Fire Protection
- Electrical Works
- Property Preservation
- Scaffolding services associated with core works
- Mechanical and Electrical Works Communal Areas
- Replacement heating systems including alternative heating sources
- Adaptations including bathrooms
- General Building Works
- Asbestos removal in association with Planned works

It is anticipated that the potential value of this Lot excluding VAT and inflation of the initial seven-year period is approximately £45.5m. The potential value with a three-year contract extension excluding VAT and inflation of the additional services is £69.0m.

The successful bidder will be expected to have a current annual turnover of at least £18m. They will also be expected to obtain the following insurances:

- Employer's Liability: £25m
- Public Liability: £25m
- Professional Indemnity: £5m
- Contractors' All Risks: £25m

Should a contract in respect of either of the other 2 Lots be terminated for any reason, whg reserves the right to issue the work for that Lot to one or both of the other partner contractors.

In the event of a new major project requirement emerging from Homes England or Health and Safety Executive Policy change or other legislative reason or another project requiring a design and construct approach during the lifetime of the contract which would require a change to the overall programme, whg reserves the right to pursue an alternative means of sourcing the works other than issuing to the contractor for the area or Lot affected. This may

involve opening up the opportunity to all 3 partner contractors or conducting a separate procurement exercise outside of this contract.

Bidders must set out how their current supply chain is established. whg reserves the right to source 'big ticket' materials directly in order to maximise value for money and intends to adopt this approach in relation to the supply of kitchens.

### **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: £69,000,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

Option for further term of 36 months subject to performance and value for money.

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

Envisaged minimum number: 6

Maximum number: 8

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

Variants will be accepted: No

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

Options: No

### **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**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/BP7Y6T7393>

## **II.2) Description**

### **II.2.1) Title**

East

Lot No

3

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

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45453100 - Refurbishment work
- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall

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

whg is looking for a single partner contractor to deliver its planned programme of investment and component replacement to around 4,500 in the eastern part of Walsall Borough, including the towns of Aldridge and Brownhills. This will be under a JCT Measured Term Contract with a schedule of amendments.

The workstreams will potentially include the following, although whg reserves the right to add or remove individual workstreams

- Pitched & Flat roofing
- Kitchen replacements
- Bathroom replacements
- Floor coverings
- Painting and Decorating
- Environmental works
- Windows
- External Doors
- Passive Fire Protection
- Electrical Works
- Property Preservation
- Scaffolding services associated with core works

- Mechanical and Electrical Works Communal Areas
- Replacement heating systems including alternative heating sources
- Adaptations including bathrooms
- General Building Works
- Asbestos removal in association with Planned works

It is anticipated that the potential value of this Lot excluding VAT and inflation of the initial seven-year period is approximately £30.0m. The potential value with a three-year contract extension excluding VAT and inflation of the additional services is £45.3m.

The successful bidder will be expected to have a current annual turnover of at least £18m. They will also be expected to obtain the following insurances:

- Employer's Liability: £25m
- Public Liability: £25m
- Professional Indemnity: £5m
- Contractors' All Risks: £25m

Should a contract in respect of either of the other 2 Lots be terminated for any reason, whg reserves the right to issue the work for that Lot to one or both of the other partner contractors.

In the event of a new major project requirement emerging from Homes England or Health and Safety Executive Policy change or other legislative reason or another project requiring a design and construct approach during the lifetime of the contract which would require a change to the overall programme, whg reserves the right to pursue an alternative means of sourcing the works other than issuing to the contractor for the area or Lot affected. This may involve opening up the opportunity to all 3 partner contractors or conducting a separate procurement exercise outside of this contract.

Bidders must set out how their current supply chain is established. whg reserves the right to source 'big ticket' materials directly in order to maximise value for money and intends to adopt this approach in relation to the supply of kitchens.

## **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: £45,300,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

Option for further term of 36 months subject to performance and value for money.

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

Envisaged minimum number: 6

Maximum number: 8

Objective criteria for choosing the limited number of candidates:

Bidders must ensure that they meet the selection criteria set out within the Standard Selection Questionnaire (SSQ) document. There will also be scoring of responses to the Technical & Professional Capability questions. Details of the process are provided within the SSQ Document.

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

Variants will be accepted: No

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

Options: No

### **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**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/A6U63KR26N>

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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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Tenderers will be required to set out within their tender submissions how they will address the expectations of whg in relation to the objectives of the programme.

#### **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted 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

23 September 2021

Local time

3:00pm

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

11 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)



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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 ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

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

Bidders must use the web link provided in this Notice to access the Selection Questionnaire.

Bidders must complete the Selection Questionnaire, using the information provided in this Notice as guidance.

The Contracting Authority reserves the right to cancel the procurement at any time and not to proceed with the award of any contract at any stage of the procurement process or to award only a part or parts of any contract reserving the right to cancel or awarding part or parts of this contract.

The Contracting Authority shall not be liable for any cost or expense incurred by operators in connection with the completion and return of information requested in this Contract Notice.

Economic operators are asked to note that the provisions of the Transfer of Undertaking (Protection of Employment) Regulations 2014 may apply.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Walsall:-Building-installation-work./ERY4ATAP9T>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/ERY4ATAP9T>

GO Reference: GO-2021823-PRO-18783154

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

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

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

[www.justice.gov.uk/courts](http://www.justice.gov.uk/courts)

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

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

[www.justice.gov.uk/courts](http://www.justice.gov.uk/courts)

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

ARK Consultancy Limited

84 Spencer Street

Birmingham

B18 6DS

Email

[zkhan@arkconsultancy.co.uk](mailto:zkhan@arkconsultancy.co.uk)

Telephone

+44 1215153831

Country

United Kingdom

Internet address

[www.arkconsultancy.co.uk](http://www.arkconsultancy.co.uk)