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Planning

Thurrock Council - Client Management Partner Market Engagement

Thurrock Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-020839

Procurement identifier (OCID): ocds-h6vhtk-03e38a

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Section I: Contracting authority

I.1) Name and addresses

Thurrock Council

Civic Offices, New Road,

Grays

RM17 6SL

Contact

Shelley Wood

Email

Shelley.wood@lumensol.co.uk

Telephone

+44 7342933523

Country

United Kingdom

Region code

UKH3 - Essex

Internet address(es)

Main address

<https://www.thurrock.gov.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/131121>

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=70810&B=LUMENSOL

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Thurrock Council - Client Management Partner Market Engagement

Reference number

L130

II.1.2) Main CPV code

- 71530000 - Construction consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

Thurrock Council plans to run a new procurement exercise in 2023/24 in accordance with the Public Contracts Regulations 2015. This may lead to the appointment of a single Delivery Partner and Management Partner to enter into a Partnership Model for the provision of all property services to the council and its tenants. The works and services would comprise all the works required to maintain Thurrock's housing stock, including responsive repairs, void refurbishment works, disrepair, planned and capital, cyclical maintenance and all other compliance services.

The procurement of the Delivery Partner and Management Partner are anticipated to be carried out separately, in parallel and following a Competitive Dialogue procedure to ensure the Model operates as intended.

Thurrock aims to award a contract to the successful tenderers in September 2024, with the mobilisation of the Works over a five month period to a contract start date of 1st March 2025.

II.1.5) Estimated total value

Value excluding VAT: £50,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71315200 - Building consultancy services
- 79410000 - Business and management consultancy services
- 79994000 - Contract administration services

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

The Management Partner is expected to be an organisation experienced in providing outsourcing solutions for the provision of a "client" function to manage Thurrock's housing service.

The Management Partner and Thurrock will enter into the Management Appointment with a comprehensive services schedule setting out the "client" roles expected to be undertaken on Thurrock's behalf, and with an appropriate duty of care given the nature and complexity of the management services.

It is anticipated that the Management Partner will undertake the contractual obligations of Client on Thurrock's behalf in the Term Contract (though Thurrock will be formally named as Client in the Term Contract). It is also anticipated that the Management Partner will undertake the "Alliance Manager" role in the Term Contract (similar to the "employer's agent" role in the JCT contract suite) and will be responsible for issuing works/services orders, approving payments to the Delivery Partner, assessing extension of time requests, certifying completion of the works/services and chairing Core Group meetings.

The requirements however go beyond that of a typical consultancy organisation, whereby the service provision is expected to include the management stock data, development of the capital programme and the production of both corporate reporting and performance reporting in respect of the Works Programme. Prospective bidders would need to be able to both demonstrate relevant capability and experience, but also be comfortable with the scope, nature and legal and commercial implications of the role.

It is anticipated that a number of Thurrock employees who currently undertake "client" functions in respect of Thurrock's current suite of maintenance contracts will be entitled to transfer their employment to the Management Partner, where those "client" duties previously carried out by those employees will now be carried out by the Management

Partner. This is expected to include surveying, contract management, inspections and management of the complaints process. This will be confirmed by Thurrock and its legal advisers during the procurement process

II.2.14) Additional information

Thurrock are conducting this market engagement to test the proposed Model, and whether it stands a good chance of success in addressing Thurrock's objectives; identifying any opportunities to adapt the Model or the procurement procedure to achieve this. This includes a need for feedback on the appetite, ability and experience of service providers to take on the roles.

II.3) Estimated date of publication of contract notice

14 December 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Parties interested in taking part in the market engagement should express interest through the portal, to ensure Thurrock are engaging with suitably skilled parties participants are asked to upload an example of where they have delivered similar services for a client in the housing sector.

A signed confidentiality undertaking must also be uploaded

After expressions of interest deadline has passed, a full brief for the market engagement will be issued to participants who evidenced similar experience, it is intended for calls to be held with these participants on MS Teams w/c 7th August 2023. Timeslots will be issued with the brief.