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Contract

RHP - Asset Management Contracts

RHP

F03: Contract award notice

Notice identifier: 2023/S 000-021157

Procurement identifier (OCID): ocds-h6vhtk-031ee2

Published 21 July 2023, 3:06pm

Section I: Contracting authority

I.1) Name and addresses

RHP

8 Waldegrave Road

Teddington

TW11 8GT

Contact

Sharon Hunt

Email

sharon@echelonconsultancy.co.uk

Telephone

+44 01707339800

Country

United Kingdom

Region code

UKI75 - Hounslow and Richmond upon Thames

National registration number

5345282

Internet address(es)

Main address

<https://www.rhp.org.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

RHP - Asset Management Contracts

Reference number

ECH1122

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

RHP sought expressions of interest from suitably skilled and experienced suppliers for the delivery of repairs, voids, planned work (planned works is an option year on year), 3* gas, gas and electric compliance works across its stock. The contract was initially procured as three Lots; Lot 1 - repairs, voids and planned works, Lot 2 - 3* gas, gas and electric compliance and Lot 3 - integrated asset management contract (combination of Lots 1 & 2). Participants could apply for all or any of Lots 1 to 3. Participants were asked to note that if Lot 3 is awarded, Lots 1 and 2 will not be awarded and if Lots 1 & 2 are awarded as separate contracts then Lot 3 will not be awarded.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £154,950,000

II.2) Description

II.2.1) Title

RHP - Repairs, Voids & Planned Works Contract

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45300000 - Building installation work
- 45350000 - Mechanical installations
- 45310000 - Electrical installation work
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45421100 - Installation of doors and windows and related components
- 90650000 - Asbestos removal services
- 45262650 - Cladding works
- 45261900 - Roof repair and maintenance work
- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

- UKI - London
- UK - United Kingdom

Main site or place of performance

Richmond-Upon-Thames

II.2.4) Description of the procurement

Lot 1- RHP sought expressions of interest from suitably skilled and experienced suppliers for the delivery of repairs, voids and planned work (planned works is an option year on year) across its stock, 9,273 units in Hillingdon, Hounslow, Richmond and Kingston. The contract is awarded to a single Service Provider under 10 years Partnering Contract with the option to extend by up to a further five years, with works to be delivered through the creation of a WOS. The total estimated value of the contract is c£112.5M, with additional optional works in scope which may be included at a later stage.

Lot 1 covered the delivery of reactive repairs (24/7), works to empty properties to return them to a lettable standard and planned component replacement works (circa 200 kitchens and 40 bathrooms, optional year on year).

RHP considered through the procurement the creation of either a wholly owned subsidiary or joint venture for the delivery of Lot 1 and through the process decided to progress the creation of a WOS for delivery of the work under this Lot.

RHP followed a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders were required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, RHP anticipated shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, RHP anticipated shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, RHP intended to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Participants were able to apply for all or any of Lots 1 to 3. Participants noted that if Lot 3 is awarded, Lots 1 and 2 would not be awarded and if Lots 1 & 2 were awarded as separate contracts then Lot 3 would not be awarded

Full details of the requirements and instructions were included in the procurement and Tender documents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The contract included an option to extend the contract by up to a further five years. Option to include planned works. Option to utilise either PPP/PPV or schedule of rates. Option to create either a wholly owned subsidiary or a joint venture.

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

Prospective bidders were asked to note that TUPE will apply to the contract; prospective bidders were advised to seek their own independent advice about the implications of TUPE.

II.2) Description

II.2.1) Title

RHP - 3*Gas, Gas & Electric Compliance Contract

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45350000 - Mechanical installations
- 90650000 - Asbestos removal services

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 39715200 - Heating equipment
- 39715210 - Central-heating equipment
- 39721000 - Domestic cooking or heating equipment
- 42131110 - Central-heating radiator valves
- 44115200 - Plumbing and heating materials
- 44115220 - Heating materials
- 44620000 - Central-heating radiators and boilers and parts
- 44621110 - Central-heating radiators
- 44621220 - Central-heating boilers
- 44621221 - Parts of central-heating boilers
- 45232141 - Heating works
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45331100 - Central-heating installation work
- 50720000 - Repair and maintenance services of central heating
- 45311100 - Electrical wiring work
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment

II.2.3) Place of performance

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames
- UKI - London
- UK - United Kingdom

Main site or place of performance

Richmond Upon Thames

II.2.4) Description of the procurement

Lot 2 - RHP sought expressions of interest from suitably skilled and experienced suppliers for the delivery of 3*gas, gas & electric compliance work across its stock, with units in Hillingdon, Hounslow, Richmond and Kingston. The contract is awarded to a single Service Provider under 10 years Partnering Contract with the option to extend by up to a further five years. The total estimated value of the contract is c£42.45M.

Lot 2 covers the delivery of a 3* gas contract (i.e. LGSRs, servicing and breakdowns) for domestic heating installations. Circa 6,537 properties will be covered on the 3* model. The contract included replacements of boilers and heating systems. There are also 12 commercial heating systems and 113 renewable heating systems included in the scope of the contract. This Lot also included electrical works including periodical testing, rewires or electrical upgrades of the properties.

RHP followed a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders were required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, RHP anticipated shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, RHP anticipated shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, RHP intended to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Participants could apply for all or any of Lots 1 to 3. Participants were asked to note that if Lot 3 was awarded, Lots 1 and 2 would not be awarded and if Lots 1 & 2 were awarded as separate contracts then Lot 3 would not be awarded

Full details of the requirements and instructions were included in the procurement and Tender documents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The contract included an option to extend the contract by up to a further five years.

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

Prospective bidders were asked to note that TUPE will apply to the contract; prospective bidders were advised to seek their own independent advice about the implications of TUPE.

II.2) Description

II.2.1) Title

RHP - Integrated Asset Management Contract

Lot No

3

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45330000 - Plumbing and sanitary works
- 45421100 - Installation of doors and windows and related components
- 90650000 - Asbestos removal services
- 45261900 - Roof repair and maintenance work
- 45262650 - Cladding works
- 39715200 - Heating equipment
- 39721000 - Domestic cooking or heating equipment
- 42131110 - Central-heating radiator valves
- 44115200 - Plumbing and heating materials
- 44620000 - Central-heating radiators and boilers and parts
- 44621110 - Central-heating radiators
- 44621220 - Central-heating boilers
- 44621221 - Parts of central-heating boilers
- 45232141 - Heating works
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45331100 - Central-heating installation work
- 50720000 - Repair and maintenance services of central heating
- 45311100 - Electrical wiring work
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment

II.2.3) Place of performance

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

- UKI - London
- UK - United Kingdom

Main site or place of performance

Richmond Upon Thames

II.2.4) Description of the procurement

Lot 3 - was the combination of all works as detailed in Lots 1 & 2 as an integrated asset management contract delivering repairs, voids and planned work (planned works as an option year on year), 3* gas, gas & electric compliance across its stock, 9,273 units in Hillingdon, Hounslow, Richmond and Kingston. The contract would be awarded to a single Service Provider under a 10-year Partnering Contract with the option to extend by up to a further five years. The total estimated value of the contract is c£154.950M, with additional optional works in scope which may be included at a later stage.

Work will include the delivery of reactive repairs (24/7), works to empty properties to return them to a lettable standard and planned component replacement works (circa 200 kitchens and 40 bathrooms, optional in the first year), 3* gas contract (i.e. LGSRs, servicing and breakdowns) for domestic heating installations. (with circa 6,537 properties covered on the 3* model), replacements of boilers and heating systems, 12 commercial heating systems, 113 renewable heating systems and electrical works including periodical testing, rewires or electrical upgrades of the properties

Through the procurement process RHP considered the creation of either a wholly owned subsidiary or joint venture for the delivery of Lot 3.

RHP followed a three-stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders were required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, RHP anticipated shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, RHP anticipated shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, RHP intend to award the contract to two single contractors for Lots 1 & 2 as separate contracts or Lot 3 to a single contractor as a single contract.

Participants were able to apply for all or any of Lots 1 to 3. Participants were asked to note that if Lot 3 was awarded, Lots 1 and 2 would not be awarded and if Lots 1 & 2 were awarded as separate contracts then Lot 3 would not be awarded

Full details of the requirements and instructions were included in the procurement and Tender documents.

During the procurement process it was determined that RHP would progress with Lot 1 and Lot 2 only and as such, Lot 3 was abandoned at the end of ISDS stage.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

An option to extend the contract by up to a further five years was included, along with an option to include planned works. The option to utilise either PPP/PPV or schedule of rates was included. The option to create either a wholly owned subsidiary or a joint venture.

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

Prospective bidders were asked to note that TUPE would apply to the contract; prospective bidders were advised to seek their own independent advice about the implications of TUPE.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-006217](#)

Section V. Award of contract

Contract No

1

Lot No

1

Title

RHP - Repairs, Voids and Planned Works Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 June 2023

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 3

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Kier Places

2nd Floor, Optimum House, Clippers Quay,

Salford

M50 3XP

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

National registration number

2651873

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £112,500,000

Total value of the contract/lot: £112,500,000

Section V. Award of contract

Contract No

2

Lot No

2

Title

RHP - 3* Gas, Gas and Electric Compliance Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Smith and Byford Limited

St George House, Station Approach,

Cheam, Surrey

SM2 7AT

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

National registration number

1074356

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £42,450,000

Total value of the contract/lot: £42,450,000

Section VI. Complementary information

VI.3) Additional information

The Contracting Authority reserved the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. The Contracting Authority also reserved the right not to award the contract. Neither the Contracting Authority nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

It was established during the procurement process that Lot 1 and Lot 2 would be progressed as separate contracts and as such Lot 3 was abandoned after completion of ISDS stage.

During the procurement process, RHP made a decision to create a WOS for the delivery of works under Lot 1 - Repairs, Voids and Planned Works Contract.

Lot 2 continued as a standard outsourced contract.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority observed a 10-day stand still period following the award of the contract(s) and conducted itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom