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Tender

Housing Stock Reactive, Cyclical and Planned Repairs and Maintenance

North Kesteven District Council

F02: Contract notice

Notice identifier: 2023/S 000-021177

Procurement identifier (OCID): ocids-h6vhtk-03d5c8

Published 21 July 2023, 4:13pm

Section I: Contracting authority

I.1) Name and addresses

North Kesteven District Council

District Council Offices, Kesteven Street

Sleaford

NG34 7EF

Contact

Mrs Fiona Fielding

Email

Fiona.Fielding@lincolnshire.gov.uk

Telephone

+44 1522553956

Country

United Kingdom

Region code

UKF3 - Lincolnshire

Internet address(es)

Main address

<https://www.n-kesteven.gov.uk/>

Buyer's address

<https://www.n-kesteven.gov.uk/>

I.3) Communication

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

<https://www.eastmidstenders.org/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.eastmidstenders.org/>

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

Housing Stock Reactive, Cyclical and Planned Repairs and Maintenance

Reference number

DN673869

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

North Kesteven District Council (NKDC) is Redesigning its Repairs Services for the future. One of the main ways we hope to deliver our ambitions is through a new partnership repairs contract that will deliver a range of core and additional workstreams through an intelligence led, customer focussed approach.

NKDC provides local government services to the large rural district of North Kesteven, which covers approximately 92,000 hectares (356 square miles), has over 100 distinctive rural villages and is centrally located within the county of Lincolnshire. It is rural in nature, but with Lincoln City immediately to the north, Nottingham 40 miles to the west and Peterborough 40 miles to the south. The district is served by the main north/south A15 linking Peterborough and Lincoln and is located to the east of the A1.

The Council currently owns around 3,900 homes across the district as well as managing a further c. 50 leasehold properties. The Council also owns a new build development company called Lafford Homes which now has over 150 market rental properties and significant growth ambitions.

The Requirement

The requirement is split into 'Core' services and 'Additional Options' Providers will be required to deliver the following 'Core' Works and Associated Services

- Call handling and repairs reporting, to include weekday 'core times' and an emergency out of hours service, excluding heating.
- Responsive repairs, excluding heating, (emergency, urgent, routine and out of hours) to residential properties and internal and external communal areas of blocks, as well as repairs to garages and corporate buildings, including keeping and maintenance of repair

records and the making, keeping and communication of repair appointments.

- Works to standard void properties, including decorating, in preparing them for re-letting
- Repairs, major repairs (including whole house), clearing, cleaning, garden works and upgrades to void properties.
- Planned responsive repairs, including electrical inspection remedial works and decorating scheme to tenanted properties
- Works arising from regulatory compliance activities (e.g., FRAs, water hygiene, asbestos)
- Disabled Adaptations to Council properties.
- Cyclical redecorations and pre-paint repairs in accordance with an agreed annual programme.

Throughout the duration of the contract the Council may introduce the following 'Additional Options'

- Kitchen replacements
- Bathroom replacements/upgrades and wet room installations
- Installation and replacement of renewable technologies
- External doors renewals
- Window renewals
- Fencing installation or replacements
- Full or partial electrical rewires
- Roofing and/or Chimney works
- External render works with scaffolding
- External builder's work
- Communal area refurbishment and whole property modernisations
- Sewage Treatment Plant Maintenance

- Installation of energy efficiency measures and/or building component additions/replacements

as part of a 'fabric first' approach.

- Installation of air source heating or other renewable energy installations/works

The forecast total annual expenditure of the Council through the new contract is circa £4.9m in year 2024/25. CORE works under the contract are anticipated to total circa £3.9m in year 2024/25 with ADDITIONAL OPTIONAL works values let through the new contract anticipated to be in the region of £1m. These are budget figures and are not guaranteed. The awarding of the additional optional works is expected in year one and beyond, but the awarding of ongoing additional optional works will be subject to satisfactory provision of the core works.

II.1.5) Estimated total value

Value excluding VAT: £75,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 71000000 - Architectural, construction, engineering and inspection services
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKF3 - Lincolnshire

Main site or place of performance

North Kesteven District Council Area

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £75,000,000

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

Duration in months

180

This contract is subject to renewal

No

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

Envisaged number of candidates: 5

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

The budget figures provided are not guaranteed. The awarding of the additional optional works is expected in year one and beyond and are not guaranteed, but the awarding of any ongoing additional optional works will be subject to satisfactory provision of the core works.

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.2.3) 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

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-016711](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

21 August 2023

Local time

10:00am

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

7 September 2023

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)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom