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Tender

## **Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work**

RADIUS HOUSING ASSOCIATION LTD

F02: Contract notice

Notice identifier: 2022/S 000-021450

Procurement identifier (OCID): ocids-h6vhtk-035907

Published 4 August 2022, 3:44pm

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

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

RADIUS HOUSING ASSOCIATION LTD

RADIUS HOUSE, 38-52 LISBURN ROAD

BELFAST

BT96AA

#### **Contact**

Jeremy Lake

#### **Email**

[etenders@rand-associates.co.uk](mailto:etenders@rand-associates.co.uk)

#### **Telephone**

+44 1737249475

#### **Country**

United Kingdom

**Region code**

UKN - Northern Ireland

**Charity Commission for Northern Ireland**

Charity Commission No NIC102575

**Internet address(es)**

Main address

[www.radiushousing.org](http://www.radiushousing.org)

Buyer's address

[www.radiushousing.org](http://www.radiushousing.org)

**I.3) Communication**

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

<https://etenders.rand-associates.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenders.rand-associates.co.uk/>

**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**

Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work

Reference number

RAD/043

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

- 50000000 - Repair and maintenance services

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

Services

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

The Contracting Authority, Radius Housing Association Ltd owns and manages nearly 13,000 general needs, sheltered and supported housing schemes in and around Northern Ireland. Their mission is to create strong and sustainable communities where people flourish and they are committed to making a positive difference to peoples' lives. The quality of the works they provide is therefore of paramount importance in ensuring customer safety and customer satisfaction in the services to be delivered. Radius Housing are seeking to appoint Providers to deliver the works for Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to the highest possible standards and who have a proven track record in the delivery of these services.

The successful Contractors must be able to show a commitment to providing effective services that provide value for money and demonstrate a commitment to addressing social inclusion.

The Contract will be for an an initial 3 years commencing on or about the 1st March 2023 with an option for three further extensions each of 2 years up to a maximum of 9 years

#### **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

## **II.2) Description**

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

Lot 1 North West

Lot No

1

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

- 45421151 - Installation of fitted kitchens
- 45422100 - Woodwork
- 45431000 - Tiling work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

Radius Housing is seeking to appoint a Contractor to provide Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to their various dwellings, estates and schemes (4,707 dwellings) located in the North West area of Northern Ireland. The total portfolio comprises general needs, sheltered and supported schemes. The Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to properties. Radius Housing reserves the right to add additional services of a similar nature throughout the duration of the Contract, subject to the terms of Regulation 72 of the Public Contract Regulations 2015 (as amended). Units and schemes may be added or deleted from the housing stock both prior to tender and during the contract period in accordance with Radius Housing's development and acquisitions/disposals programmes.

The Contractors must be able to show a commitment to providing effective services that provide value for money. The proposed initial contract period will be 3 years commencing on or about 1st March 2023, with an option at Radius Housing's sole discretion to extend the service period by 3 further periods, each of 2 years up to a maximum total duration of 9 years. The contract will be subject to provisions for earlier termination including a break clause, and annual renewals based on meeting and maintaining Key Performance Indicators.

The Contractor will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to Radius Housing and their residents and must be responsive to achieve collaborative working practices, innovation and continuous improvement,

The Contract will be based on a NEC3 Term Service Contract April 2013 incorporating aspects of the M3NHF Schedule of Rates Documentation: Responsive Maintenance and Void Property Works , with additional sections, Planned Maintenance and Property Reinvestment and Disabled Adaptations Schedule of Rates, Technical Specification and Price Framework Rules.

Radius Housing cannot guarantee the extent or value of any works that may be awarded to the Contractor.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

108

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: No

## **II.2) Description**

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

Lot 2 South

Lot No

2

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

- 45421151 - Installation of fitted kitchens
- 45422100 - Woodwork
- 45431000 - Tiling work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

Radius Housing is seeking to appoint a Contractor to provide Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to their various dwellings, estates and schemes (4,973 dwellings) located in the south and east areas of Northern Ireland. The total portfolio comprises general needs, sheltered and supported schemes. The Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to properties. Radius Housing reserves the right to add additional services of a similar nature throughout the duration of the Contract, subject to the terms of Regulation 72 of the Public Contract Regulations 2015 (as amended). Units and schemes may be added or deleted from the housing stock both prior to tender and during the contract period in accordance with Radius Housing's development and acquisitions/disposals programmes.

The Contractors must be able to show a commitment to providing effective services that provide value for money. The proposed initial contract period will be 3 years commencing

on or about 1st March 2023, with an option at Radius Housing's sole discretion to extend the service period by 3 further periods, each of 2 years up to a maximum total duration of 9 years. The contract will be subject to provisions for earlier termination including a break clause, and annual renewals based on meeting and maintaining Key Performance Indicators.

The Contractor will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to Radius Housing and their residents and must be responsive to achieve collaborative working practices, innovation and continuous improvement,

The Contract will be based on a NEC3 Term Service Contract April 2013 incorporating aspects of the M3NHF Schedule of Rates Documentation: Responsive Maintenance and Void Property Works, with additional sections, Planned Maintenance and Property Reinvestment and Disabled Adaptations, Schedule of Rates, Technical Specification and Price Framework Rules.

Radius Housing cannot guarantee the extent or value of any works that may be awarded to the Contractor.

#### **II.2.5) Award criteria**

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

Duration in months

108

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: No

### **II.2) Description**

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

Lot 3 Belfast

Lot No

3

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

- 45421151 - Installation of fitted kitchens
- 45422100 - Woodwork
- 45431000 - Tiling work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

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

NUTS codes

- UKN - Northern Ireland

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

Radius Housing is seeking to appoint a Contractor to provide Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to their various dwellings, estates and schemes (4,989 dwellings) located in the Greater Belfast area of Northern Ireland. The total portfolio comprises general needs, sheltered and supported schemes. The Responsive Repairs, Voids, Aids and Adaptations, and Planned Maintenance Work to properties. Radius Housing reserves the right to add additional services of a similar nature throughout the duration of the Contract, subject to the terms of Regulation 72 of the Public Contract Regulations 2015 (as amended). Units and schemes may be added or deleted from the housing stock both prior to tender and during the contract period in accordance with Radius Housing's development and acquisitions/disposals programmes.

The Contractors must be able to show a commitment to providing effective services that provide value for money. The proposed initial contract period will be 3 years commencing on or about 1st March 2023, with an option at Radius Housing's sole discretion to extend the service period by 3 further periods, each of 2 years up to a maximum total duration of



9 years. The contract will be subject to provisions for earlier termination including a break clause, and annual renewals based on meeting and maintaining Key Performance Indicators.

The Contractor will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to Radius Housing and their residents and must be responsive to achieve collaborative working practices, innovation and continuous improvement,

The Contract will be based on a NEC3 Term Service Contract April 2013 incorporating aspects of the M3NHF Schedule of Rates Documentation: Responsive Maintenance and Void Property Works, with additional sections, Planned Maintenance and Property Reinvestment and Disabled Adaptations Schedule of Rates, Technical Specification and Price Framework Rules.

Radius Housing cannot guarantee the extent or value of any works that may be awarded to the Contractor.

#### **II.2.5) Award criteria**

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

Duration in months

108

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: No

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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**

Bidders are advised that Radius Housing have adopted the principles of Social Inclusion and BuySocialNI and will require the appointed Contractors to abide by these principles in the provision of employment and training opportunities to new entrants and others.

Key Performance Indicators are incorporated into the Contract Documents.

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## **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: No

### **IV.2) Administrative information**

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

Date

16 September 2022

Local time

3:00pm

#### **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

16 September 2022

Local time

3:01pm

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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**

All documentation can be downloaded from <https://etenders.rand-associates.co.uk>, etenders@rand is Rand Associates Consultancy Services Ltd's e-procurement portal (the "Portal") for downloading/submission of Procurement and Tender documentation and communicating requests for and responses to clarification.

All requests for Procurement documentation, communications and submission of Tenders must be made via the Portal, which can be accessed at <https://etenders.rand-associates.co.uk>. After creating an account on etenders@Rand, users will receive an email with a link to activate their account.

Once activated and logged in , users will need the following code to register for their Tender Documentation: RADRVP

Bidders may seek clarification where they consider any part of the documentation or any other aspect of this procurement is unclear. All queries and any clarification must be communicated using the secure email messaging function within the Portal, but to be received no later than 17:00 on 9th September 2022. This will provide an audit trail of all clarification requests and responses issued. It will not be possible to respond to any queries received after that stipulated date and time.

It is the Bidder's responsibility to regularly monitor communications raised and issued through the Portal. Response to requests for clarification will be communicated by Rand Associates Consultancy Services Ltd to all economic operators through the Portal secure email messaging system. The identity of the Bidder seeking clarification will not be disclosed to other Bidders.

When uploading Tender documentation , Bidders must be aware of any speed limitations

of their internet connection, system configuration and general web traffic etc., as these may impact on the time taken to complete the transaction. Uploading of submissions must be completed by the deadline closing date and time. DO NOT wait until too near the closing time on the return date. The closing deadline for uploading completed tender submissions is 16.09.2022 at 15:00. Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline. Tender submissions and supporting documents will be visible to Radius Housing and Rand Associates Consultancy Services Ltd only after the closing deadline. Should Bidders have any queries or experience difficulties with the registration or download/upload system they should contact the eTenders@Rand helpdesk by sending an email to [eTenders@rand-associates.co.uk](mailto:eTenders@rand-associates.co.uk).

Radius Housing reserve the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the works at its sole discretion.

Radius Housing 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 Radius Housing shall be incurred entirely at that applicants/tenderer's risk.

The subject matter of the contract has been scoped to take into account the priorities of Radius Housing relating to economic, social and environmental well-being. These are described in the Procurement Documents. Radius Housing reserves the right to procure similar or identical works outside of the proposed Contract. A Contract will not be binding until it has been signed and dated by authorised representatives of both parties.

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

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

High Court of Northern Ireland

Chichester Street

Belfast

BT1 3JF

Country

United Kingdom

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

High Court of Northern Ireland

Chichester Street

Belfast

BT1 3JF

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Radius Housing will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to all Bidders. The standstill period provides time for unsuccessful Bidders to challenge the award decision before the Contract is entered into.

The Public Contract Regulations 2015 (as amended) provide for aggrieved parties who are harmed or who are at risk of harm by a breach of the Regulations to take action in the High Court of Northern Ireland.

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

High Court of Northern Ireland

Chichester Street

Belfast

BT1 3JF

Country

United Kingdom