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Tender

Refurbishment and Repairs to Vacant Properties (Voids)

Swindon Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-021537

Procurement identifier (OCID): ocds-h6vhtk-03c5d9

Published 12 July 2024, 4:45pm

Section I: Contracting authority

I.1) Name and addresses

Swindon Borough Council

Swindon Borough Council, Civic Offices, Euclid Street

Swindon

SN1 2JH

Contact

Operations Procurement Team

Email

TenderingHousingProperty@swindon.gov.uk

Country

United Kingdom

Region code

UKK14 - Swindon

Internet address(es)

Main address

<http://www.swindon.gov.uk/>

Buyer's address

<http://www.swindon.gov.uk/>

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Refurbishment and Repairs to Vacant Properties (Voids)

Reference number

DN732269

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Swindon Borough Council has a housing stock of approximately 10,500 properties across the Borough, of which approximately 600 properties are void each year. Vacant properties may require refurbishment, general maintenance, repair and or improvements to return them for re-letting in line with Swindon's Re-let Standard. The works can range from minor repairs to major capital works requiring full property renovation, depending on the age of the property and condition upon return. These works are carried out by a combination of external contractors, and the Council's in-house maintenance team.

The Council intends to appoint two Contractors to carry out refurbishment and repairs to vacant properties (Voids) in the Council's housing stock as properties are vacated. The estimated number of properties included in this contract will be 390 to 480 per year.

The in-scope housing stock:

- consists mainly of one, two, three and four bedroom houses, and one and two bedroom flats, maisonettes and cottages, and one, two and three bedroom bungalows
- includes six blocks of multi-storey flats above three storeys
- are 85% estate based and within six miles radius of Swindon town centre, with the remainder in rural areas within a fifteen mile radius,

- are mainly of traditional construction but a number of other types of construction exist.

For this contract, housing stock will be divided into two area based lots with one contractor appointed to each Lot. The division of properties is roughly equal across the two Lots.

The contract form will be the JCT Measured Term Contract.

The NHF Schedule of Rates will be used.

The initial contract term will be three years, with an optional one year extension.

II.1.5) Estimated total value

Value excluding VAT: £17,787,418

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 of Swindon (excluding Stratton area) + West Swindon (SN5 postcode)

Lot No

1

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 39141400 - Fitted kitchens
- 39700000 - Domestic appliances
- 44112500 - Roofing materials
- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315300 - Building surveying services
- 71334000 - Mechanical and electrical engineering services
- 90722200 - Environmental decontamination services

II.2.3) Place of performance

NUTS codes

- UKK14 - Swindon

II.2.4) Description of the procurement

Provision of the services described above to properties in north (excluding Stratton area) and west Swindon (SN5 postcode). Approximately 4,602 in-scope properties are located in the Lot 1 area, and the Council estimates that approximately 200 to 250 properties will be included in this Lot per annum. The volume is expected to increase year on year, as described in the procurement documents. The estimated value of Lot 1 over four years is £9,249,458, based on estimated values of £1.7m to £2.4m per year.

The appointed contractor will be required to carry out refurbishment and repairs to vacant properties (Voids) in Lot 1 of the Council's housing stock as properties are vacated. Vacant properties may require refurbishment, general maintenance, repair and or improvements to return them for re-letting in line with Swindon's Re-let Standard. The works can range from minor repairs to major capital works requiring full property renovation, depending on the age of the property and condition upon return.

The works may include and not be limited to:

- General property repairs and upgrades requiring all trades and professions to internal and external parts of the property, including outbuildings and garden landscaping requirements,
- Bathroom or kitchen servicing,
- Bathroom or kitchen replacements,
- Heating and electrical installations, remedial works and upgrades to include repair, maintenance or replacement of Solar PV panels and related systems and EV charging points. Provision of statutory and compliancy documentation,
- Plastering works,
- Groundworks,
- Thermal upgrades,
- UPVC/aluminium glazing and door repair or replacements as required,
- Carpentry work to include internal door and internal FD30 replacements,
- Roofing works, rainwater goods, fascias, soffits,
- Full or part re-decoration,
- Minor structural works, remedial repairs and making good,
- Fire damage to properties, this can vary from simple minor repairs, making good, to much more extensive and intrusive works,
- Provision of various flooring types i.e. carpets, Polysafe/Altromarine or equivalent and approved non-slip vinyl floor coverings as required,
- Surveying properties and providing recommendations of works required,
- Property clearance and garden clearance including disposal,
- Provision of environmental cleans, needle sweeps and pest control where required,
- Provision of specialist damp treatment work,
- Provision of welfare adaptations where necessary,

- Clearance and thorough clean of property before return of keys,
- refurbishment works to properties purchased by Swindon Borough Council on the open-market to add to the Council's housing stock to ensure these meet the necessary standards to enable letting by the Council.

II.2.5) Award criteria

Quality criterion - Name: PROPOSED TEAM STRUCTURE / Weighting: 9

Quality criterion - Name: MOBILISATION / Weighting: 15

Quality criterion - Name: RESOURCING / Weighting: 15

Quality criterion - Name: CARRYING OUT WORKS AND ENSURING QUALITY OUTCOMES / Weighting: 12

Quality criterion - Name: DELIVERABILITY RISKS / Weighting: 3

Quality criterion - Name: APPROACH TO CONTRACT MANAGEMENT AND COLLABORATION / Weighting: 6

Quality criterion - Name: SOCIAL VALUE / Weighting: 10

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £9,249,458

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

Duration in months

48

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: Yes

Description of options

The initial contract term will be three years, with an optional one year extension.

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) Description

II.2.1) Title

Lot 2 = South of Swindon and also Stratton area

Lot No

2

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 39141400 - Fitted kitchens
- 39700000 - Domestic appliances
- 44112500 - Roofing materials
- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315300 - Building surveying services
- 71334000 - Mechanical and electrical engineering services
- 90722200 - Environmental decontamination services

II.2.3) Place of performance

NUTS codes

- UKK14 - Swindon

II.2.4) Description of the procurement

Provision of the services described above to properties in south Swindon and the Stratton area.

Approximately 4,195 in-scope properties are located in the Lot 2 area, and the Council estimates that approximately 187 to 230 properties will be included in this Lot per annum. The volume is expected to increase year on year, as described in the procurement documents. The estimated value of Lot 2 over four years is £8.537,961, based on estimated values of £1.6m to £2.2m per year.

The appointed contractor will be required to carry out refurbishment and repairs to vacant properties (Voids) in Lot 2 of the Council's housing stock as properties are vacated. Vacant properties may require refurbishment, general maintenance, repair and or improvements to return them for re-letting in line with Swindon's Re-let Standard. The works can range from minor repairs to major capital works requiring full property renovation, depending on the age of the property and condition upon return.

The works may include and not be limited to:

- General property repairs and upgrades requiring all trades and professions to internal and external parts of the property, including outbuildings and garden landscaping requirements,
- Bathroom or kitchen servicing,
- Bathroom or kitchen replacements,
- Heating and electrical installations, remedial works and upgrades to include repair, maintenance or replacement of Solar PV panels and related systems and EV charging points. Provision of statutory and compliancy documentation,
- Plastering works,
- Groundworks,
- Thermal upgrades,
- UPVC/aluminium glazing and door repair or replacements as required,

- Carpentry work to include internal door and internal FD30 replacements,
- Roofing works, rainwater goods, fascias, soffits,
- Full or part re-decoration,
- Minor structural works, remedial repairs and making good,
- Fire damage to properties, this can vary from simple minor repairs, making good, to much more extensive and intrusive works,
- Provision of various flooring types i.e. carpets, Polysafe/Altromarine or equivalent and approved non-slip vinyl floor coverings as required,
- Surveying properties and providing recommendations of works required,
- Property clearance and garden clearance including disposal,
- Provision of environmental cleans, needle sweeps and pest control where required,
- Provision of specialist damp treatment work,
- Provision of welfare adaptations where necessary,
- Clearance and thorough clean of property before return of keys,
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COLLABORATION / Weighting: 6

Quality criterion - Name: SOCIAL VALUE / Weighting: 10

Price - Weighting: 30

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Value excluding VAT: £8,537,960

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

Duration in months

48

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: Yes

Description of options

The initial contract term will be three years, with an optional one year extension.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As detailed in the procurement documents, summarised here:

- ISO9001 or equivalent,
- ISO14001 or equivalent,
- CHAS or equivalent,
- NEC EIC registered,
- Gas Safe registered.

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

As detailed in the procurement documents

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-012596](#)

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

Date

23 August 2024

Local time

12:00pm

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: 4 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

23 August 2024

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Prior to conclusion of the contract term.

VI.4) Procedures for review

VI.4.1) Review body

Swindon Borough Council

Swindon

Country

United Kingdom