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Tender

## **Housing Repairs, Maintenance and Capital Works Programme**

The Royal Borough of Kingston upon Thames

F02: Contract notice

Notice identifier: 2023/S 000-021867

Procurement identifier (OCID): ocids-h6vhtk-03eaf4

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

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

The Royal Borough of Kingston upon Thames

Guildhall 2, High Street

Kingston upon Thames

KT1 1EU

#### **Contact**

RBK Commissioning Team

#### **Email**

[commissioning@kingston.gov.uk](mailto:commissioning@kingston.gov.uk)

#### **Telephone**

+44 2085475000

#### **Country**

United Kingdom

**Region code**

UKI63 - Merton, Kingston upon Thames and Sutton

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

<https://procontract.due-north.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

## Housing Repairs, Maintenance and Capital Works Programme

Reference number

DN673647

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

- 45453000 - Overhaul and refurbishment work

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

Works

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

The provision of repairs and maintenance services, void property refurbishments, gas servicing and repairs, electrical testing and remedial works and various programmes of planned component replacement works to Council's social housing stock. The Authority intends to enter into contract with the successful Lead Provider under a bespoke form of TAC-1 Term Alliance Contract-1 for an initial period of four years and six months, with option to extend for further five years. The works and services comprising the proposed Contract are set out in more detail at Section II.2.4 of this Notice and are further described in the CPV Codes at section II.2.2 and the draft Term Brief available from the website shown at Section I.3

### **II.1.5) Estimated total value**

Value excluding VAT: £165,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

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

- 09300000 - Electricity, heating, solar and nuclear energy
- 24962000 - Water-treatment chemicals
- 33196000 - Medical aids
- 35121700 - Alarm systems

- 39141000 - Kitchen furniture and equipment
- 39144000 - Bathroom furniture
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 77314000 - Grounds maintenance services
- 90650000 - Asbestos removal services

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

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

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

The Royal Borough of Kingston (the 'Authority') is seeking expressions of interest from suitably qualified and experienced Providers to enter into a Term Contract for the delivery of repairs and maintenance services and planned capital investment works (together as the 'Works') to various of its residential housing stock comprising approximately 6,500 properties of which approximately 1,500 are leasehold. The Authority intends to enter into the Term Alliance Contract, TAC-1 2016 for an initial period of four years and six months extendable at the Authority's sole discretion for a further five years to a maximum term of ten years plus 12 months latent defect period.

The Works include the following workstreams:

- i) A 24/7 365 day to day responsive repairs and maintenance service including electrical repairs and void (empty) property repairs and refurbishment.
- ii) A 3 star gas servicing and repairs service for domestic and communal boilers.
- iii) Operation and management of the Repairs Contact Centre.
- iv) A programme of domestic electrical installation testing and subsequent remedial works to dwellings and communal areas.
- v) Planned testing and maintenance to communal and emergency lighting installations.
- vi) Repairs and maintenance to domestic stair lifts and ceiling hoists for residents with

reduced mobility.

vii) Planned preventative maintenance to booster pump sets.

viii) A programme of pre-paint repairs and cyclical decorations.

ix) A programme of planned investment works to replace key building components that have come to the end of their useful life. The programme is expected to include among other things, new kitchens, bathrooms, heating systems and electrical wiring, roofs, windows and doors, rainwater goods and measures to reduce carbon emissions from the housing stock and improve thermal efficiency. The estimated value of the Works and services quoted at II.1.5 includes for all work streams.

The turnover requirement for this contract is £33,000,000 (being two times the annual contract value). Applicants must also meet certain financial ratios, which are set out in more

detail in the guidance for completion of the Selection Questionnaire.

It is our intention to run the procurement using the Competitive Dialogue process in line with Regulation 30 Public Contract Regulations 2015.

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

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 40

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

Start date

1 October 2024

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

Objective criteria for choosing the limited number of candidates:

Applicants will be required to complete a Selection Questionnaire ('SQ') consistent with The Public Contract Regulations, 2015. The criteria for choosing the number of candidates is set out in the SQ i.e. Top five qualified Bidders with the highest scores unless a tie-break situation occurs, whereby we would invite a sixth Bidder. The SQ is available from the website given at I.3 and must be returned by the date stipulated at Section IV.2.2 to the address set out in the Questionnaire pack.

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

Variants will be accepted: No

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

Options: Yes

Description of options

The proposed duration of contract is 4 years and 6 months with an option to extend, subject to the Council's discretion for a further five years up to a month term of 9 years and six months.

#### **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 Authority wishes to support people who are unemployed and small medium enterprises to ensure that there is a specific capacity to deliver the Works it requires and to promote sustainability through its procurement. Therefore, this contract may contain community benefit clauses as allowed within Regulation 67 and 70 of the Public Contract Regulations 2015.

Pursuant to the Authority's climate change agenda, the Provider will be required to agree a Carbon Reduction plan jointly with the Authority with provisions specific to this procurement. Further detail is provided within the procurement pack from the website shown at Section I.3

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## **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

Applicants will be required to complete a Selection Questionnaire ('SQ') consistent with The Public Contract Regulations 2015. Suitability to pursue the professional activity required is set out in the SQ. The SQ is available from the website given at I.3 of this Notice and must be returned by the date stipulated at Section IV.2.2 to the address set out in the Questionnaire.

#### **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**

Further information provided within the procurement pack.

#### **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

Date

1 September 2023

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



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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

### **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**

The Authority reserves 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. The Authority 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 the Authority shall be incurred entirely at that Applicant's/Tenderer's risk. Applicants are reminded that the SQ and supporting documents are available free of charge to Bidders from the website set out at Section I.3 of this Notice.

If you face technical difficulties in uploading your documents to the E-Tender portal, please contact the ProContract supplier support portal [www.proactis.com/uk/support/](http://www.proactis.com/uk/support/) or email [ProContractSuppliers@proactis.com](mailto:ProContractSuppliers@proactis.com). Please also notify the Procurement Project Team on +44 208 547 5000 prior to the SQ submission deadline

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

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

The Royal Borough of Kingston upon Thames

Guildhall 2

Kingston upon Thames

KT1 1EU

Email

[commissioning@kingston.gov.uk](mailto:commissioning@kingston.gov.uk)

Country

United Kingdom

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

Royal Courts of Justice

Strand

WC2A 2LL

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In accordance with the Public Contracts Regulations 2015 the Authority will observe a minimum 10 calendar days standstill period at the point information on which the contract award decision is communicated to Tenderers.