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Tender

## **LB Enfield Affordable Housing Programme Framework**

London Borough of Enfield

F02: Contract notice

Notice identifier: 2022/S 000-022340

Procurement identifier (OCID): ocds-h6vhtk-035b7f

Published 12 August 2022, 4:23pm

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

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

London Borough of Enfield

B Block South, Civic Centre

Enfield

EN1 3ES

#### **Contact**

LBE Procurement Representative Sharon Hunt

#### **Email**

[enfield@echelonconsultancy.co.uk](mailto:enfield@echelonconsultancy.co.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI54 - Enfield

**Internet address(es)**

Main address

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

Buyer's address

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

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Regional or local Agency/Office

**I.5) Main activity**

General public services

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## **Section II: Object**

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

#### **II.1.1) Title**

LB Enfield Affordable Housing Programme Framework

Reference number

DN625956

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

- 45000000 - Construction work

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

Works

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

The London Borough of Enfield is seeking expressions of interest from suitably qualified and

experienced providers for the provision of works and services to deliver Enfield's Affordable

Housing Programme. The works and services will be delivered under a Framework

comprising three Lots as follows: Lot 1 - Development and Works; Lot 2 - Development

Services and Sales; Lot 3 - Estate Management.

Full details of all requirements and instructions are provided in the procurement and Tender

documents on the London Tenders Portal. Ref DN 625956

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

Value excluding VAT: £1,769,550,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Development and Works

Lot No

1

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

- 45111291 - Site-development work
- 45210000 - Building construction work
- 70110000 - Development services of real estate

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

NUTS codes

- UKH23 - Hertfordshire
- UKI - London

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

Lot 1 will be utilised for the procurement and development of housing-led sites. This will include all activities necessary to construct housing and associated facilities and infrastructure (e.g. commercial and employments spaces) and ensure the long-term effective housing and estate management of these sites.

The Framework will be led by Enfield Council ("The Authority") and will be made available to

the 32 London Boroughs and the City of London ("Authorised Users").

Specific requirements for works procured under this Lot will be set-out in the call-off

documents but are likely to include (but not be limited to) the following:

- Securing grant funding and raising of development finance
- Obtaining planning permission
- Supply chain management
- Design and construction of housing
- Design and construction of facilities and infrastructure to support housing
- Aftercare and effective management of housing stock.

Development works procured through the Framework will be subject to terms further specified in a separate contract that will be defined as part of the call off process. It is anticipated that the form of contract to be used for individual sites or opportunities will be one of:

- Development Agreement, or
- Forward Fund Sales Agreement.

(Please note that Enfield reserves the right to use a range of contracts where necessary and

this will be determined at the call off stage).

LB Enfield is following an Open procurement procedure under the Public

Contracts Regulations 2015 in order to procure the new 3-Lot Framework. LB Enfield

anticipates awarding places on Lot 1 the Framework to a maximum of 8 providers. Full details of all requirements and instructions are provided in the procurement and Tender

documents on the London Tenders Portal.

1. The Council or an Authorised User may invite, in writing, a Framework Provider to enter into a Call-Off Contract without any further competition between the Framework Providers

("Direct Selection") where:

1. the Call-Off Contract relates to Lot 1 and the gross development value of the project is estimated by the Council or the Authorised User to be £30million or less. Additional direct award criteria are set out in the Framework Intentions Document (Appendix 10 of the ITT).

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

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 40

#### **II.2.6) Estimated value**

Value excluding VAT: £1,010,900,000

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

Duration in months

72

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 Framework will be awarded for an initial period of four years, with the option to extend it

by up to a further two years.

It is envisaged that the number of candidates that will be awarded to this Lot will be 8

### **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**

Development Services and Sales

Lot No

2

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

- 70123100 - Sale of residential real estate
- 71242000 - Project and design preparation, estimation of costs
- 71247000 - Supervision of building work
- 71248000 - Supervision of project and documentation
- 71251000 - Architectural and building-surveying services
- 71500000 - Construction-related services
- 79342000 - Marketing services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKI - London

Main site or place of performance

Enfield, Greater London and Hertfordshire

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

Lot 2 will be utilised to procure the technical and professional services of Providers to support delivery of Enfield (and any Authorised Users) affordable housing development

programme.

The Framework will be led by Enfield Council (“The Authority”) and will be made available to

the 32 London Boroughs and the City of London (“Authorised Users”).

Specific requirements for works procured under this Lot will be set-out in the call-off documents but are likely to include (but not be limited to) the following:

- Development Management services for part of, or the whole lifecycle of development projects
- Sales and marketing of market sale and affordable homes.

LB Enfield is following an Open procurement procedure under the Public

Contracts Regulations 2015 in order to procure the new 3-Lot Framework. LB Enfield anticipates awarding places on Lot 2 of the Framework to a maximum of 6 providers.

Full details of all requirements and instructions are provided in the procurement and Tender

documents on the London Tenders Portal.

1. The Council or an Authorised User may invite, in writing, a Framework Provider to enter into a Call-Off Contract without any further competition between the Framework Providers (“Direct Selection”) where:

1. the Call-Off Contract relates to services to be awarded under Lot 2 or 3 and:

1. the Council or the Authorised User is able to determine which Framework Provider will provide it with the most economically advantageous offer for the proposed Call-Off Contract

by reference to the Framework Providers’ tender submissions for the Framework Agreement

and having regard to the particular requirements of the Call-Off Contract in question;



2. in relation to awards by the Council only, where the estimated value of the Call-Off

Contract is less than £500,000. Additional direct award criteria are set out in the Framework Intentions Document (Appendix 10 of the ITT).

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

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 40

#### **II.2.6) Estimated value**

Value excluding VAT: £757,150,000

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

Duration in months

72

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 Framework will be awarded for an initial period of four years, with the option to extend it

by up to a further two years.

It is envisaged that the number of candidates that will be awarded this Lot will be 6

#### **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**

Estate Management

Lot No

3

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

- 50000000 - Repair and maintenance services
- 70330000 - Property management services of real estate on a fee or contract basis
- 77314000 - Grounds maintenance services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKI - London

Main site or place of performance

Enfield, Greater London and Hertfordshire

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

Lot 3 will be utilised to procure the technical and professional services of Providers to support the management of Enfield (and any Authorised Users) affordable housing developments.

The Framework will be led by Enfield Council ("The Authority") and will be made available to

the 32 London Boroughs and the City of London ("Authorised Users").

Specific requirements for works procured under this Lot will be set-out in the call-off documents but are likely to include (but not be limited to) the following:

- Estate and place management in line with Social Regulator standards.

LB Enfield is following an Open procurement procedure under the Public. LB Enfield anticipates

awarding places on Lot 3 of the Framework to 6 providers.

Full details of all requirements and instructions are provided in the procurement and Tender

documents on the London Tenders Portal.

1. The Council or an Authorised User may invite, in writing, a Framework Provider to enter into a Call-Off Contract without any further competition between the Framework Providers (“Direct Selection”) where:

1. the Call-Off Contract relates to services to be awarded under Lot 2 or 3 and:

1. the Council or the Authorised User is able to determine which Framework Provider will provide it with the most economically advantageous offer for the proposed Call-Off Contract

by reference to the Framework Providers’ tender submissions for the Framework Agreement

and having regard to the particular requirements of the Call-Off Contract in question;

2. in relation to awards by the Council only, where the estimated value of the Call-Off

Contract is less than £500,000. Additional direct award criteria are set out in the Framework Intentions Document (Appendix 10 of the ITT).

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

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 40

**II.2.6) Estimated value**

Value excluding VAT: £1,500,000

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

Duration in months

72

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 Framework will be awarded for an initial period of four years, with the option to extend it

by up to a further two years.

It is envisaged that the number of candidates that will be awarded this Lot will be 6

**II.2.13) Information about European Union Funds**

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

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## **Section IV. Procedure**

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

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

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 20

In the case of framework agreements, provide justification for any duration exceeding 4 years:

The duration of the framework is 4 years with the option to extend for a further 2 years. In view of the optimum duration required to secure keen interest from a currently buoyant market; the critical nature of the works in respect of delivering the affordable housing by 2030; the timescales for expiry of other similar construction projects; the significant length of time it may require to develop, design and deliver some of the projects under the framework, the need to programme over a longer period in order to optimise delivery resources and do so over the post covid period, it is considered appropriate for LB Enfield to have the option to extend for up to a further 2 years beyond the initial 4 year limit.

#### **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

27 September 2022

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)

**IV.2.7) Conditions for opening of tenders**

Date

27 September 2022

Local time

12:00pm

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.3) Additional information**

The Contracting Authority is committed to maximising Social Value opportunities through the Framework and these requirements are set out in the procurement documents. Exact Social Value requirements will be set out by the Contract Authority or any Authorised User of the Framework on a project by project basis and set out in the Call-Off documents. There will be a requirement for Framework Providers to provide Social Value information via the Contracting Authority's Social Value portal. The Contracting Authority will be developing a portfolio of properties that are outside the Borough. The Contracting Authority reserves the right to cancel the procurement and not to proceed with the Framework at any stage of the procurement process. The Contracting Authority also reserves the right not to award any or all of the Lots on the Framework.

Neither the Contracting Authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the Framework.

### **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**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

The London Borough of Enfield will observe a standstill period following the award of the Framework and conduct 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