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Contract

## Major Works Investment Programme

LONDON & QUADRANT HOUSING TRUST

F03: Contract award notice

Notice identifier: 2023/S 000-022834

Procurement identifier (OCID): ocds-h6vhtk-0325e7

Published 4 August 2023, 5:44pm

## Section I: Contracting authority

### I.1) Name and addresses

LONDON & QUADRANT HOUSING TRUST

29-35 West Ham Lane

LONDON

E154PH

#### Email

[procurement@lagroup.org.uk](mailto:procurement@lagroup.org.uk)

#### Country

United Kingdom

#### Region code

UKI41 - Hackney and Newham

## **Mutuals Public Register**

30441R

### **Internet address(es)**

Main address

[www.lqgroup.org.uk](http://www.lqgroup.org.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**

Major Works Investment Programme

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

- 45000000 - Construction work

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

Works

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

Repair and improvement works to the properties owned by L&Q and manage across 4 geographical regions. The properties in these areas cover a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

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

This contract is divided into lots: Yes

## **II.1.7) Total value of the procurement (excluding VAT)**

Lowest offer: £2,700,000,000 / Highest offer: £3,500,000,000 taken into consideration

## **II.2) Description**

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

Lot A.1 - All Services - West (West)

Lot No

1

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

- 44112400 - Roof
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined as West (West). The Lot Maps for this area are set out in the tender documents including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot A.2 - All Services - West (North & South West)

Lot No

2

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

- 44112400 - Roof
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined as West (North & South West). The Lot Maps for this area are set out in the tender documents including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot A.3 - All Services - South (South & South East)

Lot No

3

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

- 44112400 - Roof
- 44212381 - Cladding

- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined as South (South & South East). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot A.4 - All Services - South (Thames)

Lot No

4

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

- 44112400 - Roof
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined as South (Thames). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot A.5 - All Services - East (North East)

Lot No

5

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

- 44112400 - Roof
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined as East (North East). The Lot Maps for this area are set out in the tender



documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot A.6 - All Services - East (East London)

Lot No

6

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

- 44112400 - Roof
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined East (East London). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot B.1 - Internals - West (West, North and South West)

Lot No

7

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

- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined West (West, North and South West). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot B.2 - Internals - South (South East)

Lot No

8

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

- 44620000 - Central-heating radiators and boilers and parts

- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined South (South East). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot B.3 - Internals - East (North East & East)

Lot No

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

- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

**II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined East (North East & East). The Lot Maps for this area are set out in the tender documents, including postcodes.

**II.2.5) Award criteria**

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

**II.2.11) Information about options**

Options: No

**II.2) Description**

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

Lot C.1 - Externals - West (West, North & South West)

Lot No

10

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

- 44112400 - Roof
- 44212381 - Cladding
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined West (West, North & South West). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot C.2 - Externals - South (South East)

Lot No

11

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

- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined South (South East). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot C.3 - Externals - East (North East & East)

Lot No

12

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

- 44112400 - Roof
- 44212381 - Cladding
- 45000000 - Construction work
- 50000000 - Repair and maintenance services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.



These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined East (North East & East). The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

## **II.2) Description**

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

Lot D.1 - All Services - North West

Lot No

13

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

- 44112400 - Roof
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

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

NUTS codes

- UK - United Kingdom

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

To provide planned investment and repairs and maintenance works service to the properties we own and manage in this region.

These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, many of which are contained within blocks of flats.

This area is defined North West. The Lot Maps for this area are set out in the tender documents, including postcodes.

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

Quality criterion - Name: Quality Questions / Weighting: 72.5%

Quality criterion - Name: Social Value / Weighting: 7.5%

Price - Weighting: 20%

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

Options: No

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## **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: [2022/S 000-008013](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Equans Regeneration Ltd

Newcastle Upon Tyne

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01738371

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £420,000,000 / Highest offer: £900,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Morgan Sindall Property Services

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04415196

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £420,000,000 / Highest offer: £900,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Axis Europe PLC

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01991637

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £375,000,000 / Highest offer: £780,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

21 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Wates Property Services Ltd

Surrey

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01141788

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £450,000,000 / Highest offer: £975,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

United Living (South) Ltd

Swanley

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

00817560

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £300,000,000 / Highest offer: £525,000,000 taken into consideration



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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Kier Services Ltd

Salford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02651873

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £300,000,000 / Highest offer: £525,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 11

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Breyer Group PLC

Romford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

00782931

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £5,000,000 / Highest offer: £45,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 13

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Foster Property Maintenance

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04687488

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £5,000,000 / Highest offer: £45,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 12

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Durkan Limited

Borehamwood

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

00997195

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £5,000,000 / Highest offer: £30,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Breyer Group PLC

Romford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

00782931

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £10,000,000 / Highest offer: £90,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

14 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 12

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Amber Construction Services Limited

Barking

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04184802

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £10,000,000 / Highest offer: £90,000,000 taken into consideration

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 12

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Durkan Limited

Borehamwood

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

00997195

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £5,000,000 / Highest offer: £75,000,000 taken into consideration

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

London

Country

United Kingdom