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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@lqgroup.org.uk

Country

United Kingdom

Region code

UKI41 - Hackney and Newham

Mutuals Public Register

30441R

Internet address(es)

Main address

www.lqgroup.org.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

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

9

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

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](#)

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

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

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

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

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

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

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

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

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

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

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

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

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom