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Tender

LB Enfield Affordable Housing Programme Framework

London Borough of Enfield

F02: Contract notice

Notice identifier: 2021/S 000-023616

Procurement identifier (OCID): ocds-h6vhtk-02e3b3

Published 22 September 2021, 7:28pm

The closing date and time has been changed to:

11 November 2021, 12:00pm

See the [change notice](#).

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

Country

United Kingdom

NUTS 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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

LB Enfield Affordable Housing Programme Framework

Reference number

DN558226

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 2a - Development Services and Sales; Lot 2b - Estate Management.

Full details of all requirements and instructions are provided in the procurement and Tender documents on the London Tenders Portal. Ref DN 558228

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
- 70111000 - Development of residential real estate

II.2.3) Place of performance

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKH23 - Hertfordshire
- UKI - London

Main site or place of performance

Enfield, Greater London and Hertfordshire

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 employment 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 a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015 in order to procure the new 3-Lot Framework. Under the first stage of the process, bidders are required to complete a Selection Questionnaire and its associated appendices and submit it via the London Tenders Portal in line with the timetable provided on the portal and in the documents. Following evaluation of submitted SQs, LB Enfield anticipates shortlisting a maximum of 10 providers to be Invited to Tender for Lot 1. Following evaluation of received Tenders under the second stage of the process, 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;

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 10

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.

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

2a

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 2a 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 a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015 in order to procure the new 3-Lot Framework. Under the first stage of the process, bidders are required to complete a Selection Questionnaire and its associated appendices and submit it via the London Tenders Portal in line with the

timetable provided on the portal and in the documents. Following evaluation of submitted SQs, LB Enfield anticipates shortlisting a maximum of 8 providers to be Invited to Tender for Lot 2a. Following evaluation of received Tenders under the second stage of the process, LB Enfield anticipates awarding places on Lot 2a the Framework to 6 a maximum of 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 2a or 2b 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 £200,000;

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 8

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.

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

2b

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 2b 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 a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015 in order to procure the new 3-Lot Framework. Under the first stage of the process, bidders are required to complete a Selection Questionnaire and its associated appendices and submit it via the London Tenders Portal in line with the timetable provided on the portal and in the documents. Following evaluation of submitted SQs, LB Enfield anticipates shortlisting 8 providers to be Invited to Tender for Lot 2b. Following evaluation of received Tenders under the second stage of the process, LB Enfield anticipates awarding places on Lot 2b 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 2a or 2b 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 £200,000;

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

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.

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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

Originally published as:

Date

27 October 2021

Local time

12:00pm

Changed to:

Date

11 November 2021

Local time

12:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

18 November 2021

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)

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. 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