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Tender

## **Planned Internal and External Refurbishment Works Programme**

Peabody Trust

F02: Contract notice

Notice identifier: 2023/S 000-023764

Procurement identifier (OCID): ocids-h6vhtk-03ef9f

Published 14 August 2023, 4:05pm

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

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

Peabody Trust

Minster Court, 45-47 Westminster Bridge Road

London

SE1 7JB

#### **Contact**

Sarah Carpenter

#### **Email**

[sarah.carpenter@peabody.org.uk](mailto:sarah.carpenter@peabody.org.uk)

#### **Telephone**

+44 7901956223

#### **Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

[www.delta-esourcing.com](http://www.delta-esourcing.com)

Buyer's address

[www.delta-esourcing.com](http://www.delta-esourcing.com)

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Refurbishment-work./H5M67E8U7E>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

Planned Internal and External Refurbishment Works Programme

Reference number

PE0514

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

- 45453100 - Refurbishment work

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

Works

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

A programme of planned refurbishment works to various residential properties within Peabody's housing stock in the following lots:

Lot 1a - Internal Refurbishment Works North London

Lot 1b - Internal Refurbishment Works North East London and Essex

Lot 1c - Internal Refurbishment Works Inner London

Lot 1d - Internal Refurbishment Works South London

Lot 2a - External Refurbishment Works North London

Lot 2b - External Refurbishment Works North East London and Essex

Lot 2c - External Refurbishment Works Inner London

Lot 2d - External Refurbishment Works South London

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

Value excluding VAT: £340,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Suppliers may bid for all lots. Peabody will award no more than one area for Lot 1 Internal works and no more than one area for Lot 2 external works to a single supplier. It is expected to appoint between 4-8 suppliers for the entire procurement across eight lots.

## **II.2) Description**

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

Lot 1a internal Refurbishment Works - North London

Lot No

1a

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

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)

- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

#### 4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

#### 5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

#### 6. Asbestos Management Service

##### **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: £25,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents

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

Variants will be accepted: No

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

Options: Yes

Description of options

a.The initial contract term (5 years);

b.The optional extension term (+ 5 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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/H5M67E8U7E>

## **II.2) Description**

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

Lot 1b Internal Refurbishment Works - North East London and Essex

Lot No

1b

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

- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

- 50720000 - Repair and maintenance services of central heating
- 45211310 - Bathrooms construction work
- 45421151 - Installation of fitted kitchens

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:



- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

### 3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

### 4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

### 5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

### 6. Asbestos Management Services

#### **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: £25,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

a.The initial contract term (5 years);

b.The optional extension term (+ 5 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**

Lot 1c Internal Refurbishment Works - Inner London

Lot No

1c

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

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

#### 5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

#### 6. Asbestos Management Services

#### **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: £25,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents

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

Variants will be accepted: No

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

Options: Yes

Description of options

- a.The initial contract term (5 years);
- b.The optional extension term (+ 5 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**

Lot 1d Internal Refurbishment Works - South London

Lot No

Lot 1d

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

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement

- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

#### 4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

#### 5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

#### 6. Asbestos Management Services

##### **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: £25,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5



Objective criteria for choosing the limited number of candidates:

As stated in the tender documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

a.The initial contract term (5 years);

b.The optional extension term (+ 5 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**

Lot 2a External Refurbishment Work - North London

Lot No

Lot 2a

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

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work

- 45320000 - Insulation work

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works in relation to external enveloping

refurbishment works including asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units
- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs

- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

#### 4. Asbestos Management services

##### **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: £60,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents

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

Variants will be accepted: No

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

Options: Yes

Description of options

a.The initial contract term (5 years);

b.The optional extension term (+ 5 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**

Lot 2b External Refurbishment Works - North East London and Essex

Lot No

Lot 2b

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

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units
- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs
- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

#### **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: £60,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

a.The initial contract term (5 years);

b.The optional extension term (+ 5 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**

Lot 2c External Refurbishment Works - Inner London

Lot No

Lot 2c

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

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units

- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs
- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

**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: £60,000,000

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

Duration in months

120

This contract is subject to renewal

No

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



Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents.

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

Variants will be accepted: No

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

Options: Yes

Description of options

- a.The initial contract term (5 years);
- b.The optional extension term (+ 5 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**

Lot 2d External Refurbishment Works - South London

Lot No

Lot 2d

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

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work

- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

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

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

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

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units
- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs
- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

#### 4. Asbestos Management services

##### **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: £60,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the tender documents.

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

Variants will be accepted: No

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

Options: Yes

Description of options

a.The initial contract term (5 years);

b.The optional extension term (+ 5 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

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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

As stated in the tender documents

#### **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

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

Date

20 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: No

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Refurbishment-work./H5M67E8U7E>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/H5M67E8U7E>

GO Reference: GO-2023814-PRO-23643843

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

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

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

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

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom