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Contract

## **Housing Responsive Repairs and Voids**

Croydon Council

F03: Contract award notice

Notice identifier: 2023/S 000-024094

Procurement identifier (OCID): ocds-h6vhtk-03243e

Published 16 August 2023, 5:51pm

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

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

Croydon Council

Bernard Weatherill House, 8 Mint Walk

Croydon

CR0 1EA

#### **Contact**

Mr Matthew Devan

#### **Email**

[Matthew.Devan@croydon.gov.uk](mailto:Matthew.Devan@croydon.gov.uk)

#### **Telephone**

+44 2087266000

#### **Country**

United Kingdom

**Region code**

UKI62 - Croydon

**Internet address(es)**

Main address

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

Buyer's address

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

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

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

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

**II.1.1) Title**

Housing Responsive Repairs and Voids

Reference number

DN619329

**II.1.2) Main CPV code**

- 45453000 - Overhaul and refurbishment work

**II.1.3) Type of contract**

Works

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

The Council is procuring two new contracts (the "Contracts") to replace its existing responsive repairs contractor, and the new Contracts started 1 August 2023.

To mitigate the risk of appointing a single provider and to attract local and SME contractors

the Council is letting

this contract via 2 lots by geographical area as follows:

- Lot 1 Responsive repairs excluding gas -approximately 70% of stock
- Lot 2 Responsive repairs excluding gas - approximately 30% of stock

A map showing the geographical split of Lots 1 and Lot 2 can be found in the procurement documents.

The work is for responsive repairs and voids property works to Croydon Council housing. It

includes other maintenance and general building works which are not part of a planned programme which may include property remodelling, aids and adaptations, kitchens and bathrooms and similar works in relation to individual or small groups of properties on a responsive basis. In addition planned works may be instructed based upon performance in

delivery of repairs and voids works.

The Works and Services above will be supported by the Contractors Information and Communications Technology (ICT) systems, architecture, and processes to manage, coordinate

and deliver the services as well as interface with the Council's financial and Housing Management systems.

The properties covered by the Contracts currently consist of approximately 16,912 units comprising 'Housing Revenue Account' (HRA) housing stock, leased properties (Croylease)

and 'General Fund' (GF) housing.

The total maximum contract value is estimated at £221 million (excluding VAT).

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

This contract is divided into lots: Yes

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

Value excluding VAT: £221,000,000

### **II.2) Description**

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

Lot No

1

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

- 45210000 - Building construction work
- 45300000 - Building installation work
- 50000000 - Repair and maintenance services
- 51000000 - Installation services (except software)
- 79500000 - Office-support services

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

NUTS codes

- UKI62 - Croydon

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

The Council is procuring the Contracts to replace its existing responsive repairs contractor,

and the new Contracts commenced 1st August 2023. To mitigate against the risk of appointing a single provider and to attract local and SME contractors the Council is letting

the Contracts via two lots by geographical area. This Lot (Lot 1) covers Area 1 and equates to

approximately 70% of stock. A map showing the geographical location of Lot 1 can be found

in the procurement documents.

The work is for responsive repairs and voids property works to Croydon Council housing. It

includes other maintenance and general building works which are not part of a planned programme which may include property remodelling, aids and adaptations, kitchens and bathrooms and similar works in relation to individual or small groups of properties on a responsive basis. In addition planned works may be instructed based upon performance in

delivery of repairs and voids works.

The Works and Services above will be supported by the Contractors Information and Communications Technology (ICT) systems, architecture, and processes to manage, coordinate

and deliver the services as well as interface with the Council's financial and Housing

Management systems. The properties covered by the Contract currently consist of approximately 11,838 units

comprising 'Housing Revenue Account' (HRA) housing stock, leased properties (Croylease)

and 'General Fund' (GF) housing.

The Lot 1 Contract is being let for a duration of 10 years and 8 months with a 'break

option'

after 6 years and 8 months. In addition, there will be a no-fault termination clause.

The total maximum contract value for Lot 1 is estimated at £125,700,000 (excluding VAT).

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Options: Yes

Description of options

Out of the total contract value of Lot 1 £45m has been allocated for optional planned Capital

works. The Council reserves the right to take up this optional work at any point during the contract period, or not to take up the option at all.

### **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 No

2

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

- 45210000 - Building construction work
- 45300000 - Building installation work
- 50000000 - Repair and maintenance services

- 51000000 - Installation services (except software)
- 79500000 - Office-support services

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

NUTS codes

- UKI62 - Croydon

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

The Council is procuring the Contracts to replace its existing responsive repairs contractor,

and the new Contracts commenced 1st August 2023. To mitigate against the risk

of appointing a single provider and to attract local and SME contractors the Council is letting

the Contracts via two lots by geographical area. This Lot (Lot 2) covers Area 2 and equates

to approximately 30% of stock. A map showing the geographical location of Lot 2 can be found in the procurement documents.

The work is for responsive repairs and voids property works to Croydon Council housing. It

includes other maintenance and general building works which are not part of a planned programme which may include property remodelling, aids and adaptations, kitchens and bathrooms and similar works in relation to individual or small groups of properties on a responsive basis. In addition planned works may be instructed based upon performance in

delivery of repairs and voids works.

The Works and Services above will be supported by the Contractors Information and Communications Technology (ICT) systems, architecture, and processes to manage,

coordinate and deliver the services as well as interface with the Council's financial and Housing Management systems.

The properties covered by the Contract currently consist of approximately 5074 units

comprising 'Housing Revenue Account' (HRA) housing stock, leased properties (Croylease)

and 'General Fund' (GF) housing.

The Lot 2 Contract is being let for a duration of 10 years and 8 months with a 'break option'

after 6 years and 8 months. In addition, there will be a no-fault termination clause.

The total maximum contract value for Lot 2 is estimated at £61,300,000 (excluding VAT).

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Options: Yes

Description of options

Out of the total contract value for Lot 2 £19.0m has been allocated for optional planned

Capital works. The Council reserves the right to take up this optional work at any point during the

contract period, or not to take up the option at all.

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

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

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **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 000-018212](#)

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

### **Contract No**

1

### **Lot No**

1

A contract/lot is awarded: Yes

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

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

1 August 2023

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

Number of tenders received: 3

Number of tenders received from SMEs: 0

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

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

Wates Property Services Limited

Wates House, Station Approach, Surrey

Leatherhead

KT22 7SW

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

01141788

The contractor is an SME

No

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

Total value of the contract/lot: £125,700,000

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**Section V. Award of contract**

**Contract No**

2

**Lot No**

2

A contract/lot is awarded: Yes

**V.2) Award of contract**

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

1 August 2023

**V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 0

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

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

Mears Limited

1390 Montpellier Court, Gloucester Business Park, Brockworth

Gloucester

GL3 4AH

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02519234

The contractor is an SME

No

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

Total value of the contract/lot: £61,300,000

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## **Section VI. Complementary information**

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

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

High Court of England and Wales

London

WC1A 2LL

Country

United Kingdom

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

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC1A 2LL

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

Review procedures are as set out in the Public Contracts Regulations 2015

#### **VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom