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Contract

## **Provision & Management of Housing Responsive Repairs & Voids Reservicing (the Responsive & Voids Contracts)**

WINCHESTER CITY COUNCIL

F20: Modification notice

Notice identifier: 2021/S 000-024419

Procurement identifier (OCID): ocds-h6vhtk-02e6d2

Published 1 October 2021, 12:04pm

### **Section I: Contracting authority/entity**

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

WINCHESTER CITY COUNCIL

City Offices, Colebrook Street

WINCHESTER

SO23 9LJ

#### **Contact**

Julie Mahoney

#### **Email**

[jmahoney@winchester.gov.uk](mailto:jmahoney@winchester.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKJ3 - Hampshire and Isle of Wight

**Internet address(es)**

Main address

<https://www.winchester.gov.uk/>

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**Section II: Object**

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

**II.1.1) Title**

Provision & Management of Housing Responsive Repairs & Voids Reservicing (the Responsive & Voids Contracts)

**II.1.2) Main CPV code**

- 50000000 - Repair and maintenance services

**II.1.3) Type of contract**

Services

**II.2) Description**

**II.2.1) Title**

Provision & Management of Housing Responsive Repairs & Voids Reservicing (the Responsive & Voids Contracts) - Lot 2 Voids Contract

Lot No

2

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

- 45261900 - Roof repair and maintenance work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45400000 - Building completion work

- 50710000 - Repair and maintenance services of electrical and mechanical building installations

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

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

Winchester, Hampshire

### **II.2.4) Description of the procurement at the time of conclusion of the contract:**

Provision of repair and re-servicing of void properties

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

End date

31 July 2026

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## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.1) Contract award notice concerning this contract**

Notice number: [2011/S 153-254028](#)

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

### **Contract No**

2011/S 153-254028

### **Lot No**

2

### **Title**

Provision & Management of Housing Responsive Repairs & Voids Reservicing (the

Responsive & Voids Contracts) - Lot 2 Voids Contract

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

### **V.2.1) Date of conclusion of the contract/concession award decision:**

29 July 2011

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

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

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

Geoffrey Osbourne Ltd

Osbourne House, 51 Fishbourne Road

Chichester

P019 3HZ

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

The contractor/concessionaire is an SME

No

### **V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)**

Total value of the procurement: £25,244,000

## **Section VI. Complementary information**

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

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

Winchester City Council

City Offices, Colebrook Street

Winchester

SO23 9LJ

Country

United Kingdom

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

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

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## **Section VII: Modifications to the contract/concession**

### **VII.1) Description of the procurement after the modifications**

#### **VII.1.1) Main CPV code**

- 50000000 - Repair and maintenance services

#### **VII.1.2) Additional CPV code(s)**

- 45261900 - Roof repair and maintenance work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45400000 - Building completion work
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

#### **VII.1.3) Place of performance**

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

Winchester, Hampshire

#### **VII.1.4) Description of the procurement:**

Variation to the existing contract for the provision and management of repair and re-servicing of void properties. The variation is so as to include the provision and installation of additional insulation required to support the additional energy and carbon reduction measures to the Council's Housing stock which is a key action in the councils Carbon Neutrality Action Plan. A Cabinet report (CAB3293) dated March 2021 approved the funding of measures to improve the energy efficiency of the Council's Housing stock.

#### **VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession**

End date

31 July 2026

#### **VII.1.6) Information on value of the contract/lot/concession (excluding VAT)**

Total value of the contract/lot/concession:

£31,494,000

**VII.1.7) Name and address of the contractor/concessionaire**

Geoffrey Osbourne Ltd

Osbourne House, 51 Fishbourne Road

Chichester

P019 3HZ

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

The contractor/concessionaire is an SME

No

**VII.2) Information about modifications**

**VII.2.1) Description of the modifications**

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Variation to the existing contract to include the provision and installation of additional insulation to the void properties

**VII.2.2) Reasons for modification**

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

It is essential that the existing contractor provides the additional services which is permitted by Regulation 72(1)(b). The additional services, as set out in VII.1.4, are

required on the same properties on which the original contract services are provided and will be required to be provided at the same time. The increase in value will not exceed 50% of the contract value and the provision of the additional services by a separate contractor would cause significant delay in the provision of the services, causing the properties to be void for a longer period of time at significant inconvenience for the Council and a duplication of the costs.

In addition, the variation is not seen as substantial under Regulation 72(1)(e) as it does not render the contract materially different in character to the original and does not change the economic balance in favour of the Contractor (as the net profit margin of the Contract is not changing).

### **VII.2.3) Increase in price**

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £25,244,000

Total contract value after the modifications

Value excluding VAT: £31,494,000