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Tender

## **Maintenance Services**

Crosby Housing Association Ltd for itself and on behalf of Steve Biko Housing Association Limited

Steve Biko Housing Association Limited

F02: Contract notice

Notice identifier: 2024/S 000-024706

Procurement identifier (OCID): ocids-h6vhtk-048820

Published 6 August 2024, 3:46pm

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

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

Crosby Housing Association Ltd for itself and on behalf of Steve Biko Housing Association Limited

10 Church Road, Waterloo

Liverpool

L22 5NB

#### **Contact**

David Miller

#### **Email**

[etenders@rand-associates.co.uk](mailto:etenders@rand-associates.co.uk)

#### **Country**

United Kingdom

**Region code**

UKD - North West (England)

**Charity Commission (England and Wales)**

19175R

**Internet address(es)**

Main address

<https://www.crosbyhousing.org.uk/>

**I.1) Name and addresses**

Steve Biko Housing Association Limited

3 Yanwath Street

Liverpool

L8 0XP

**Contact**

David Miller

**Email**

[etenders@rand-associates.co.uk](mailto:etenders@rand-associates.co.uk)

**Country**

United Kingdom

**Region code**

UKD - North West (England)

**Charity Commission (England and Wales)**

24187R

**Internet address(es)**

Main address

<https://www.stevebikoha.org/>

## **I.2) Information about joint procurement**

The contract involves joint procurement

## **I.3) Communication**

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

<https://etenders.rand-associates.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenders.rand-associates.co.uk/>

## **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**

Maintenance Services

Reference number

CHSBH001

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

- 50000000 - Repair and maintenance services

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

Services

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

The Contracting Authorities wish to jointly appoint a Contractor to undertake maintenance, repair and improvements including the undertaking of 24/7 responsive call-outs during and outside of normal working hours, within individual dwellings and to social housing blocks, schemes , and offices managed by the 2 Contracting Authorities (Crosby Housing Association and , Steve Biko Housing Association)

The service will be required in Liverpool City Council and Sefton Metropolitan Borough Council Areas. The Contract is for an initial 3 year period with the option for two further extensions each of 1 year up to a maximum of 5 years. One Provider will be appointed to undertake the service by means of separate contracts with each of the 2 Contracting Authorities.

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

Value excluding VAT: £8,000,000

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

This contract is divided into lots: No

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

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

- 31500000 - Lighting equipment and electric lamps
- 31625200 - Fire-alarm systems
- 35111000 - Firefighting equipment
- 44480000 - Miscellaneous fire-protection equipment
- 45312100 - Fire-alarm system installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45343000 - Fire-prevention installation works
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services
- 79993100 - Facilities management services
- 90910000 - Cleaning services

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

NUTS codes

- UKD - North West (England)

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

The Contracting Authorities wish to appoint a Provider to undertake responsive maintenance including daytime and out of hours emergency callouts, disrepair, damp, mould and condensation works , voids and capital reinvestment works to it housing and other communal properties and assets located in the geographical areas of Liverpool City Council and Sefton Metropolitan Borough Council

In addition Steve Biko Housing Association will require the Provider to undertake the following additional services;

- the periodic inspection, servicing, testing and certification of domestic gas boiler and heating installations
- the periodic inspections, testing, servicing, maintenance and repair of their Active Fire Safety Installations (fire prevention/detection alarmsystems, emergency lighting installations and fire fighting equipment,
- the provision of periodic Estate Services (Building and Window Cleaning, and Grounds Maintenance)
- Call handling during normal working hours
- Out of Hours Call handling

Key characteristics of the Contracts are likely to be but not limited to:

- An initial term of 3 years with an option for the Contracting Authorities to extend by a further one year , and then by a further year subject to annual performance reviews;.
- IT software/system interfacing;
- Provisions requiring the delivery of a customer focused service and showing commitment to value for money to the Contracting Authorities and their residents, and must be responsive to achieve collaborative working practices, innovation and continuous improvement;
- Provisions for regular monthly, quarterly and annual performance meetings and reviews, early termination and also meeting, maintaining and improving KPI targets
- Commitment to Social Value and community engagement

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The scope of service to be delivered is further defined in the procurement documents.

Economic Operators are advised that the terms of the Transfer of Undertaking (Protection of Employment ) Regulations ("TUPE") may apply to the workforce employed by the incumbent contractor in relation to the services to be performed by the successful Economic Operator under the proposed new contract.

Economic Operators should note that the estimated value given in this notice is based on the 2 Contracting Authorities historical/current/planned expenditure and the numbers of properties and schemes currently included with their stock portfolio.

This value may increase in the event that the 2 Contracting Authorities acquire or develop additional properties during the contract term and require the services covered by the Contracts to be performed on such additional properties. Additional properties may include without limitation residential and commercial properties and corporate facilities, The 2 Contracting Authorities reserve the right to also remove or dispose of properties, in which case the value of the Contracts may decrease. \*

#### **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: £8,000,000

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

Duration in months

60

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communication and submission of tenders must be made via eTenders@Rand, which can be accessed at <https://etenders.rand-associates.co.uk>

After creating an account on eTenders@Rand, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: CHSBH001

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Economic Operators are advised that the 2 Contracting Authorities have adopted the principles of Social Value and require the successful Economic Operator to abide by these principles in the provision of employment, training and other opportunities to new entrant trainees and other disadvantaged and vulnerable persons

Key Performance Indicators will be built into the Contract.

## **Section IV. Procedure**

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

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

Open 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

6 September 2024

Local time

3:00pm

#### **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)

#### **IV.2.7) Conditions for opening of tenders**

Date

6 September 2024

Local time

3:30pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

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

All documentation can be downloaded from <https://etenders.rand-associates.co.uk>

This portal is for the downloading of the draft procurement documentation, submission of tenders and communicating requests for and responses to clarifications.

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at <https://etenders.rand-associates.co.uk>

After creating an account on eTenders@Rand, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: CHSBH001

Economic operators may seek clarification where they consider any part of the procurement documentation is unclear.

All queries and any clarifications must be communicated using the secure email messaging function within the Portal, but to be received no later than 17:00 on 27.08.2024, this will provide an audit trail of all clarification requests and responses issued.

It will not be possible to respond to any queries received after that stipulated date and time. It is the Economic Operators responsibility to regularly monitor communications raised and issued through the Portal.

Response to requests for clarification will be communicated to all Economic Operators through the portal secure email messaging system.

When uploading Tender Documentation , Economic Operators must be aware of any speed limitations of their internet connection, system configuration and general web traffic etc., as these may impact on the time taken to complete the transaction. Uploading of submissions must be completed by the deadline closing date and time.

DO NOT WAIT until too near the closing time on the return date. The closing deadline for uploading completed tender documentation is the 06.09.2024 at 15.00.

Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline.

Tenders and supporting documentation must be visible to the Contracting Authority and their advisers only after the closing deadline. Should Economic Operators have any queries or experience difficulties with the registration or download/upload system they should contact the eTenders@Rand help desk by email [etenders@rand-associates.co.uk](mailto:etenders@rand-associates.co.uk)

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

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

Royal Courts of Justice

The Strand

London

SW1A 4AS

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

The Contracting Authorities will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to all Economic Operators.

The standstill period provides time for unsuccessful Economic Operators to challenge the award decision before a Contract is entered into. The Public Contract Regulations 2015 (as amended) provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the Regulations to take action in the High Court of England and Wales.

After the expiry of the 10 day standstill period, the Contracting Authorities will unless prevented by order of the High Court, conclude and enter the Contract.

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

Cabinet Office

70 Whitehall

London

SW1A 4AS

Country

United Kingdom