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Tender

M2324-04 - Responsive Repairs and Voids Contract

South Essex Homes on behalf of Southend on Sea City Council

F02: Contract notice

Notice identifier: 2023/S 000-024927

Procurement identifier (OCID): ocds-h6vhtk-03f69a

Published 24 August 2023, 11:51am

The closing date and time has been changed to:

25 September 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

South Essex Homes on behalf of Southend on Sea City Council

Civic Centre, Victoria Avenue

Southend on Sea

SS2 6ER

Contact

FFT

Email

procurement@effeffe.co.uk

Telephone

+4 01689885080

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://southessexhomes.co.uk/>

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=89acc818-adff-ed11-8123-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=89acc818-adff-ed11-8123-005056b64545>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

M2324-04 - Responsive Repairs and Voids Contract

Reference number

DN672496

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Responsive repairs to dwellings, garages and blocks; works to internal and external communal areas, sheltered schemes and hostels, void works and potential planned works.

II.1.5) Estimated total value

Value excluding VAT: £35,700,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211310 - Bathrooms construction work
- 45261410 - Roof insulation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens

- 45431000 - Tiling work
- 45442110 - Painting work of buildings
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

Main site or place of performance

Properties managed by South Essex Homes on behalf of Southend City Council

II.2.4) Description of the procurement

The services required by this contract can include but are not restricted to:

- i. Responsive repairs via a Price per Property (PPP) model including out of hours services to General Needs properties
- ii. Responsive Repairs via a Price per Property (PPP) model including out of hours service to Sheltered Schemes and Hostels
- iii. Responsive Repairs to communal parts and garages via the NHF SoR, version 8.0
- iv. Void refurbishment works via a Price per Void (PPV) model.
- v. Possible inclusion of some elements of planned works via the planned works model of the NHF SoR, Version 8.. SCC do however wish to make it clear that this is a repairs and voids contract and there is no guarantee of any planned works during the term of the Contract as this will be subject to satisfactory Responsive Repairs and Voids performance

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £35,700,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

It is intended that the contract will commence in April 2024 and subject to annual review run for a period of three years with the option for renewal as decided by South Essex Homes for an extension of up to a further four years, subject to satisfactory reviews based upon performance and quality of service and delivery. The maximum duration of the contract is therefore seven years.

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

It is envisaged that the client will invite the number of Candidates to Tender who will have achieved the highest score out of the maximum points available for the technical responses.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

The indicative contract value is based upon the maximum term of the Contract and includes VAT

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.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Originally published as:

Date

22 September 2023

Local time

12:00pm

Changed to:

Date

25 September 2023

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

25 October 2023

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 indicative contract value is based upon the maximum term and is inclusive of VAT.

There is the option to include some elements of planned works via the planned works module of the NHF SoR, Version 8. Southend City Council do however wish to make it clear that this is a repairs and voids contract and there is no guarantee of any planned works. Southend City Council have included an option to introduce an element of planned works to give them the flexibility to carry out works that may be of an urgent nature should they so desire. The Contractor should not however assume that they will be awarded any planned works during the terms of the contract.

NOTE to register your interest in this notice and obtain any additional information please visit the myTenders web site at https://www.mytender.co.uk/Search/Search-__Switch.aspx?ID=230094. (KMT REf:230094)

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Royal Courts of Justice, The Strand

London

W2 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Royal Courts of Justice, The Strand

London

W2 2LL

Country

United Kingdom

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom