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Tender

# **Temporary Accommodation Framework**

Oldham Council

F02: Contract notice

Notice identifier: 2022/S 000-025315

Procurement identifier (OCID): ocds-h6vhtk-036727

Published 9 September 2022, 9:56am

# **Section I: Contracting authority**

## I.1) Name and addresses

Oldham Council

Civic Centre, West Street

Oldham

OL1 1UT

#### Contact

Mrs Emily Molden

#### **Email**

emily.molden@oldham.gov.uk

#### Country

**United Kingdom** 

#### Region code

UKD37 - Greater Manchester North East

Internet address(es)

Main address

http://www.oldham.gov.uk/

Buyer's address

http://www.oldham.gov.uk/

### I.3) Communication

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

https://www.the-chest.org.uk/

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://www.the-chest.org.uk/

# I.4) Type of the contracting authority

Regional or local authority

## I.5) Main activity

General public services

# **Section II: Object**

### II.1) Scope of the procurement

#### II.1.1) Title

Temporary Accommodation Framework

Reference number

DN631481

#### II.1.2) Main CPV code

98341000 - Accommodation services

### II.1.3) Type of contract

Services

#### II.1.4) Short description

Oldham Council is seeking to create a temporary accommodation (TA) framework consisting of highly skilled, socially aware and reputable providers to assist with the delivery of statutory temporary accommodation provision under Part VII of the Housing Act 1996.

The framework will be split into the following lots:

- Lot 1: Nightly Paid Provision Framework
- ? Lot 1.1 Bedsit accommodation
- ? Lot 1.2 One bed accommodation
- ? Lot 1.3 Two bed accommodation
- ? Lot 1.4 Three bed accommodation
- ? Lot 1.5 Four bed accommodation
- Lot 2: Housing Repairs & Maintenance
- ? Lot 2.1 Building and Joinery Work

- ? Lot 2.2 Plumbing, Heating, Gas and Boiler Works
- ? Lot 2.3 Electrical Work
- ? Lot 2.4 Clean and Cleanse
- ? Lot 2.5 Painting and Decorating
- Lot 3: Private Sector Leasing Supply of Residential Dwellings

#### II.1.5) Estimated total value

Value excluding VAT: £8,653,333

#### II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### II.2) Description

#### II.2.1) Title

Lot 1 Nightly Paid Provision

Lot No

1

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

- 55250000 Letting services of short-stay furnished accommodation
- 70210000 Residential property renting or leasing services
- 70331000 Residential property services
- 98341000 Accommodation services

#### II.2.3) Place of performance

**NUTS** codes

• UKD37 - Greater Manchester North East

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

The Council is seeking to develop a framework of suitable providers of nightly paid accommodation that provide additional flexibility in delivering its statutory accommodation duties..

Bidders are invited to bid for Lot 1 in its entirety or one or more of the sub-lots provided they can deliver on the general requirements outlined below:

Lot 1.1 – Bedsit accommodation

Lot 1.2 – One bed accommodation

Lot 1.3 – Two bed accommodation

Lot 1.4 – Three bed accommodation

Lot 1.5 - Four bed accommodation

Amongst other requirements which are detailed in the procurement documents providers will be required to provide furniture packs for each unit made available, undertake their own repairs and maintenance to the properties and certain landlord duties that provide for a safe and comfortable environment.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Quality criterion - Name: Social Value / Weighting: 10%

Price - Weighting: 50%

#### II.2.6) Estimated value

Value excluding VAT: £6,000,000

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

**Duration in months** 

48

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.2.13) 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

Housing Repairs & Maintenace

Lot No

2

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

- 45260000 Roof works and other special trade construction works
- 45330000 Plumbing and sanitary works
- 45442100 Painting work
- 45451000 Decoration work
- 50720000 Repair and maintenance services of central heating
- 79931000 Interior decorating services
- 90910000 Cleaning services

#### II.2.3) Place of performance

**NUTS** codes

• UKD37 - Greater Manchester North East

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

In respect of Lot 2, the Council is seeking to compile a framework of reputable contractors that can deliver on the rigours and time sensitive repairs and maintenance works attributed to TA dwellings. In addition to the variety of disrepairs associated with TA dwellings, contractors may be required to undertake take on additional works and services such as, but not limited to; furniture provision and replacement within short lead times and emergency repairs outside business hours.

Lot 2 has been broken down into the following sub-lots:

Lot 2.1 – Building and Joinery Work

Lot 2.2 - Plumbing, Heating, Gas and Boiler Works

Lot 2.3 – Electrical Work

Lot 2.4 – Clean and Cleanse

Lot 2.5 – Painting and Decorating

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 20%

Quality criterion - Name: Social Value / Weighting: 10%

Price - Weighting: 70%

#### II.2.6) Estimated value

Value excluding VAT: £653,333

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

**Duration in months** 

48

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.2.13) 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

Private Sector Leasing - Supply of Residential Dwellings

Lot No

3

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

- 70100000 Real estate services with own property
- 70200000 Renting or leasing services of own property

#### II.2.3) Place of performance

**NUTS** codes

• UKD37 - Greater Manchester North East

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

Providers seeking to identify suitable housing under Lot 3 would be given the opportunity to collaborate with the Council to increase the supply of self-contained residential dwellings through a variety of lease arrangements and operating models. Lot 3 is driven by outcomes with the core aim of increasing supply and access to suitable dwellings secured from both the social rented sector and private rented sector.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90%

Quality criterion - Name: Social Value / Weighting: 10%

Price - Weighting: 0%

#### II.2.6) Estimated value

Value excluding VAT: £2,000,000

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

**Duration in months** 

48

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.2.13) Information about European Union Funds

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

# 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

Conditions stated in the procurement documents.

## Section IV. Procedure

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

#### IV.1.1) Type of procedure

Open procedure

#### IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

#### 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

10 October 2022

Local time

12:00pm

#### IV.2.4) Languages in which tenders or requests to participate may be submitted

**English** 

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

Date

10 October 2022

Local time

# Section VI. Complementary information

# VI.1) Information about recurrence

This is a recurrent procurement: Yes

# VI.4) Procedures for review

VI.4.1) Review body

Oldham Council

Oldham

Country

United Kingdom