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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

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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 & Maintenance

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

12:00pm

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