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Contract

whg Planned Programme Works Contract 2022-29/32

Walsall Housing Group

F03: Contract award notice

Notice identifier: 2022/S 000-026591

Procurement identifier (OCID): ocds-h6vhtk-02d842

Published 22 September 2022, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Walsall Housing Group

100 Hatherton Street

Walsall

WS1 1AB

Contact

Zain Khan

Email

zkhan@arkconsultancy.co.uk

Telephone

+44 1215153831

Country

United Kingdom

Region code

UKG38 - Walsall

National registration number

04015633

Internet address(es)

Main address

<https://www.whg.uk.com>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

whg Planned Programme Works Contract 2022-29/32

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Walsall Housing Group (whg) manages around 20,000 homes, the majority of which are within the Borough of Walsall. It is looking for three partner contractors to deliver its planned programme of investment works to its Walsall properties. The contract will be divided into three geographical Lots, each of which will involve the delivery of multiple workstreams. The contract will be for an initial period of 7 years with the option of a further 3 years subject to satisfactory performance and value for money. There will also be a no-fault break clause which can be triggered annually after the first anniversary of the contract start date and with either party providing six months' written notice.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £197,000,000

II.2) Description

II.2.1) Title

North

Lot No

1

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45453100 - Refurbishment work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall

II.2.4) Description of the procurement

whg is looking for a single partner contractor to deliver its planned programme of investment and component replacement to around 8,200 in the northern part of Walsall Borough, including the towns of Bloxwich and Willenhall. This will be under a JCT Measured Term Contract with a schedule of amendments.

The workstreams will potentially include the following, although whg reserves the right to add or remove individual workstreams

- Pitched & Flat roofing
- Kitchen replacements
- Bathroom replacements
- Floor coverings
- Painting and Decorating
- Environmental works
- Windows
- External Doors

- Passive Fire Protection
- Electrical Works
- Property Preservation
- Scaffolding services associated with core works
- Mechanical and Electrical Works Communal Areas
- Replacement heating systems including alternative heating sources
- Adaptations including bathrooms
- General Building Works
- Asbestos removal in association with Planned works

It is anticipated that the potential value of this Lot excluding VAT and inflation of the initial seven-year period is approximately £54.5m. The potential value with a three-year contract extension excluding VAT and inflation of the additional services is £82.7m.

The successful bidder will be expected to have a current annual turnover of at least £18m. They will also be expected to obtain the following insurances:

- Employer's Liability: £25m
- Public Liability: £25m
- Professional Indemnity: £5m
- Contractors' All Risks: £25m

Should a contract in respect of either of the other 2 Lots be terminated for any reason, whg reserves the right to issue the work for that Lot to one or both of the other partner contractors.

In the event of a new major project requirement emerging from Homes England or Health and Safety Executive Policy change or other legislative reason or another project requiring a design and construct approach during the lifetime of the contract which would require a change to the overall programme, whg reserves the right to pursue an alternative means of sourcing the works other than issuing to the contractor for the area or Lot affected. This may involve opening up the opportunity to all 3 partner contractors or conducting a separate procurement exercise outside of this contract.

Bidders must set out how their current supply chain is established. whg reserves the right to source 'big ticket' materials directly in order to maximise value for money and intends to adopt this approach in relation to the supply of kitchens.

II.2.5) Award criteria

Price

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

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/ERY4ATAP9T>

II.2) Description

II.2.1) Title

South

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45453100 - Refurbishment work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall

II.2.4) Description of the procurement

whg is looking for a single partner contractor to deliver its planned programme of investment and component replacement to around 6,900 in the southern part of Walsall Borough, including the towns of Walsall and Darlaston. This will be under a JCT Measured Term Contract with a schedule of amendments.

The workstreams will potentially include the following, although whg reserves the right to add or remove individual workstreams

- Pitched & Flat roofing
- Kitchen replacements
- Bathroom replacements
- Floor coverings
- Painting and Decorating
- Environmental works
- Windows
- External Doors
- Passive Fire Protection
- Electrical Works
- Property Preservation
- Scaffolding services associated with core works
- Mechanical and Electrical Works Communal Areas
- Replacement heating systems including alternative heating sources

- Adaptations including bathrooms
- General Building Works
- Asbestos removal in association with Planned works

It is anticipated that the potential value of this Lot excluding VAT and inflation of the initial seven-year period is approximately £45.5m. The potential value with a three-year contract extension excluding VAT and inflation of the additional services is £69.0m.

The successful bidder will be expected to have a current annual turnover of at least £18m. They will also be expected to obtain the following insurances:

- Employer's Liability: £25m
- Public Liability: £25m
- Professional Indemnity: £5m
- Contractors' All Risks: £25m

Should a contract in respect of either of the other 2 Lots be terminated for any reason, whg reserves the right to issue the work for that Lot to one or both of the other partner contractors.

In the event of a new major project requirement emerging from Homes England or Health and Safety Executive Policy change or other legislative reason or another project requiring a design and construct approach during the lifetime of the contract which would require a change to the overall programme, whg reserves the right to pursue an alternative means of sourcing the works other than issuing to the contractor for the area or Lot affected. This may involve opening up the opportunity to all 3 partner contractors or conducting a separate procurement exercise outside of this contract.

Bidders must set out how their current supply chain is established. whg reserves the right to source 'big ticket' materials directly in order to maximise value for money and intends to adopt this approach in relation to the supply of kitchens.

II.2.5) Award criteria

Price

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

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/BP7Y6T7393>

II.2) Description

II.2.1) Title

East

Lot No

3

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45453100 - Refurbishment work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall

II.2.4) Description of the procurement

whg is looking for a single partner contractor to deliver its planned programme of investment and component replacement to around 4,500 in the eastern part of Walsall Borough, including the towns of Aldridge and Brownhills. This will be under a JCT Measured Term Contract with a schedule of amendments.

The workstreams will potentially include the following, although whg reserves the right to add or remove individual workstreams

- Pitched & Flat roofing
- Kitchen replacements
- Bathroom replacements
- Floor coverings
- Painting and Decorating
- Environmental works
- Windows
- External Doors
- Passive Fire Protection
- Electrical Works
- Property Preservation
- Scaffolding services associated with core works
- Mechanical and Electrical Works Communal Areas
- Replacement heating systems including alternative heating sources
- Adaptations including bathrooms
- General Building Works
- Asbestos removal in association with Planned works

It is anticipated that the potential value of this Lot excluding VAT and inflation of the initial seven-year period is approximately £30.0m. The potential value with a three-year contract extension excluding VAT and inflation of the additional services is £45.3m.

The successful bidder will be expected to have a current annual turnover of at least £18m. They will also be expected to obtain the following insurances:

- Employer's Liability: £25m
- Public Liability: £25m
- Professional Indemnity: £5m
- Contractors' All Risks: £25m

Should a contract in respect of either of the other 2 Lots be terminated for any reason, whg reserves the right to issue the work for that Lot to one or both of the other partner contractors.

In the event of a new major project requirement emerging from Homes England or Health and Safety Executive Policy change or other legislative reason or another project requiring a design and construct approach during the lifetime of the contract which would require a change to the overall programme, whg reserves the right to pursue an alternative means of sourcing the works other than issuing to the contractor for the area or Lot affected. This may involve opening up the opportunity to all 3 partner contractors or conducting a separate procurement exercise outside of this contract.

Bidders must set out how their current supply chain is established. whg reserves the right to source 'big ticket' materials directly in order to maximise value for money and intends to adopt this approach in relation to the supply of kitchens.

II.2.5) Award criteria

Price

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

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/A6U63KR26N>

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-020691](#)

Section V. Award of contract

Lot No

1

Title

North

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 August 2022

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

Wates Property Services Limited

Wates House, Station Approach

Leatherhead

Email

businessdevelopment@wates.co.uk

Telephone

+44 1372861000

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

National registration number

01141788

Internet address

<https://www.wates.co.uk>

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £82,700,000

Total value of the contract/lot: £82,700,000

Section V. Award of contract

Lot No

2

Title

South

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 August 2022

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

United Living (North) Limited

Media House, Azalea Drive

Swanley

BR8 8HU

Email

ulnbidteam@unitedliving.co.uk

Telephone

+44 1322665522

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

00545646

Internet address

<https://unitedliving.co.uk>

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £69,000,000

Total value of the contract/lot: £69,000,000

Section V. Award of contract

Lot No

3

Title

East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 August 2022

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

Kier Services Limited

2nd Floor, Optimum House, Clippers Quay

Salford

Email

kss.kbmbids@kier.co.uk

Telephone

+44 1142203656

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

02651873

Internet address

<https://www.kier.co.uk/>

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £45,300,000

Total value of the contract/lot: £45,300,000

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=722853985>

GO Reference: GO-2022922-PRO-21001863

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

www.justice.gov.uk/courts

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

www.justice.gov.uk/courts

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

ARK Consultancy Limited

84 Spencer Street

Birmingham

B18 6DS

Email

zkhan@arkconsultancy.co.uk

Telephone

+44 1215153831

Country

United Kingdom

Internet address

www.arkconsultancy.co.uk