

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/026682-2023>

Tender

## **RESPONSIVE MAINTENANCE, VOID PROPERTY WORKS, PLANNED MAINTENANCE AND COMPLIANCE WORKS**

ALPHA HOUSING ASSOCIATION (NI) LTD

F02: Contract notice

Notice identifier: 2023/S 000-026682

Procurement identifier (OCID): ocds-h6vhtk-03fb58

Published 8 September 2023, 3:57pm

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

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

ALPHA HOUSING ASSOCIATION (NI) LTD

6 Edgewater Road

Belfast

BT3 9JQ

#### **Contact**

David Miller

#### **Email**

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

#### **Telephone**

+44 1737249475

#### **Country**

United Kingdom

**Region code**

UKN - Northern Ireland

**Industrial and Provident Society**

IP394

**Internet address(es)**

Main address

<https://www.aphahousingni.org>

**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

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

RESPONSIVE MAINTENANCE, VOID PROPERTY WORKS, PLANNED MAINTENANCE AND COMPLIANCE WORKS

Reference number

ALNI1001

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

- 50000000 - Repair and maintenance services

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

Services

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

Alpha Housing NI Ltd own and manage general needs, sheltered and supported dwellings located throughout Northern Ireland. Their mission is to create strong and sustainable communities where people flourish and they are committed to making a positive difference to peoples' lives. The quality of the works they provide is therefore of paramount importance in ensuring customer safety and customer satisfaction in the services to be delivered. They are seeking to appoint a Contractor to deliver Responsive Maintenance and Void Property Works, Planned Maintenance, Aids and Adaptations and Compliance Works to the highest possible standards and who have a proven track record in the delivery of these services.

The successful Provider must be able to show a commitment to providing effective services that provide value for money and demonstrate a commitment to addressing social inclusion.

The Contract will be for an initial 3 years with an option for two further extension each of 2 years up to a maximum of 7 years.

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

This contract is divided into lots: No

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

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

- 45331000 - Heating, ventilation and air-conditioning installation work
- 45421151 - Installation of fitted kitchens
- 45431000 - Tiling work
- 45440000 - Painting and glazing work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating

## II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

## II.2.4) Description of the procurement

Alpha are seeking to appoint a Provider to provide Responsive Maintenance and Void Property Works including emergency callouts arising during the working day and out of hours emergency callouts together with the servicing, repairs and installation works to include but is not limited to the inspection, servicing, testing and certification of gas and oil boiler installations and microgeneration appliances breakdown callouts, repairs and maintenance to domestic and domestic used in communal environment gas and oil central heating installations including electric heating and microgeneration appliances and installations, renewal of domestic and domestic used in communal environment gas and oil boilers, pumps, controls etc., and new or renewal central heating installations together with domestic electrical testing and remedial Works to their various dwellings, estates and schemes (984 dwellings) located in Northern Ireland. The total portfolio is predominately in 41 sheltered housing and similar schemes. Alpha reserves the right to add additional services of a similar nature throughout the duration of the Contract, subject to the terms of Regulation 72 of the Public Contract Regulations 2015 (as amended). Units and schemes may be added or deleted from the housing stock both prior to tender and during the contract period in accordance with Alpha's future development and acquisitions/disposals programmes.

The proposed initial contract period will be 3 years commencing on or before the 1st April 2024, with an option at Alpha's sole discretion to extend the service period by two further period each of 2 years up to a maximum total duration of 7 years. The contracts will be subject to provisions for earlier termination including a break clause, and annual renewals based on meeting and maintaining Key Performance Indicators.

The Provider will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to Alpha and their residents and must be responsive to achieve collaborative working practices, innovation and continuous improvement,

The Contract will be based on a NHF Form of Contract 2023 incorporating aspects of the M3NHF Schedule of Rates Documentation: Responsive Maintenance and Void Property Works and Heating Services Version 8, Technical Specification and Price Framework Rules.

Alpha cannot guarantee the extent or value of any works that may be awarded to the Contractor.

For Further details refer to the ITT and Specification documentation.

#### **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: £6,270,000

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

Duration in months

84

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

etenders@rand is Rand Associates Consultancy Services Ltd's e-procurement portal (the "Portal") for downloading/submission of Procurement and Tender documentation and communicating requests for and responses to clarification.

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 their Tender Documentation: ALNI1001

---

## **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

## **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

9 October 2023

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

9 October 2023

Local time

3:30pm

---

## **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>, etenders@rand is Rand Associates Consultancy Services Ltd's e-procurement portal (the "Portal") for downloading/submission of Procurement and Tender documentation and communicating requests for and responses to clarification.

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 their Tender Documentation: ALNI1001

Bidders may seek clarification where they consider any part of the documentation or any other aspect of this procurement is unclear. All queries and any clarification must be communicated using the secure email messaging function within the Portal, but to be received no later than 17:00 on 28th September 2023. 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 Bidder's responsibility to regularly monitor communications raised and issued through the Portal. Response to requests for clarification will be communicated by Rand Associates Consultancy Services Ltd to all economic operators through the Portal secure email messaging system. The identity of the Bidder seeking clarification will not be disclosed to other Bidders.

When uploading Tender documentation , Bidders 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 submissions is 9th October 2023 at 15:00. Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline. Tender submissions and supporting documents will be visible to Alpha and Rand Associates Consultancy Services Ltd only after the closing deadline. Should Bidders have any queries or experience difficulties with the registration or download/upload system they should contact the eTenders@Rand helpdesk by sending an email to [eTenders@rand-associates.co.uk](mailto:eTenders@rand-associates.co.uk).

Alpha reserve the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the works at its sole discretion.

Alpha shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with Alpha shall be incurred entirely at that applicants/tenderer's risk.

The subject matter of the contract has been scoped to take into account the priorities of Alpha relating to economic, social and environmental well-being. These are described in the Procurement Documents. Alpha reserves the right to procure similar or identical works outside of the proposed Contract. A Contract will not be binding until it has been signed and dated by authorised representatives of both parties.

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

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

High Court of Northern Ireland

Chichester Street

Belfast

BT1 3JF

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

Alpha will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contracts is communicated to all Economic Operators.

The standstill period provides time for unsuccessful Economic Operators to challenge the award decision before the Contracts are 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 Northern Ireland.

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

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

High Court of Northern Ireland

Chichester Street

Belfast

BT1 3JF

Country

United Kingdom