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Planning

VIVID - Contract Provision For Reactive Maintenance and Void Property Work

VIVID

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-027818

Procurement identifier (OCID): ocds-h6vhtk-0372be

Published 4 October 2022, 11:55am

Section I: Contracting authority

I.1) Name and addresses

VIVID

Peninsular House

Portsmouth

PO2 8HB

Contact

Mr Luke Stone

Email

luke.stone@vividhomes.co.uk

Telephone

+44 1256368722

Country

United Kingdom

Region code

UKJ - South East (England)

Internet address(es)

Main address

<http://www.vividhomes.co.uk>

Buyer's address

<http://www.vividhomes.co.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?advertId=5ed32cdb-d240-ed11-8119-005056b64545>

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

VIVID - Contract Provision For Reactive Maintenance and Void Property Work

Reference number

DN635403

II.1.2) Main CPV code

- 45111240 - Ground-drainage work

II.1.3) Type of contract

Works

II.1.4) Short description

We employ 250 trade staff who carry out approximately 134,000 repairs and maintenance to our 33,000 properties each year, but during times of peak demand, we require contractors to support us. It also enables us to deliver larger repair works where we do not have sufficient capacity/do not provide the service in-house, or where outsourcing the works may provide better value. As our existing arrangements are due to expire in January 2024, we are now seeking market feedback to assist us in identifying an appropriate commercial route to supplement our internal repairs and maintenance service.

Responsive Repairs Requirements

Our Repairs DLO Team deliver reactive repairs across our stock. Whilst we complete a majority of our smaller repairs in house, we are looking to work with a contractor to support us with larger repairs, across our geographical areas whilst utilising the National Housing Federation Schedule of Rates 7.1. Our turn around timescales ranges from Emergency (24 hours), Urgent (7 calendar Days) and Routine (120 calendar Days). This may include carpentry, plumbing, plastering & damp and mould repair/prevention, external works, disabled adaptations, and garage door repairs.

Void Requirements

Our Empty Homes Team, complete works in excess of 1600 residential properties prior to relet per annum. We require contractors to support our DLO to achieve a 21-day average turnaround. We are also required to complete works to commercial units and garages as

well as larger structural and major works. We require a supporting contractor who can carry out all aspects of renovation works including building elements where required across our geographical areas whilst utilising the National Housing Federation Schedule of Rates 7.1.

Minor Works Requirements

Further to the above, we are looking to work with a contractor in delivering packages of repairs to dwellings and communal areas. These types of works are higher value than day to day responsive repairs and may typically include: -

- Kitchen, bathrooms, and wet rooms refurbishments. Whilst predominantly delivered under our planned contract, we also pick up critical replacements which are not planned.
- Structural repairs.
- Damp proofing work.
- General building maintenance.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work
- 45350000 - Mechanical installations
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45317000 - Other electrical installation work
- 45311000 - Electrical wiring and fitting work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

We're a leading housing association in the south of England with 33,000 homes and

73,000 customers across Hampshire, Surrey, Berkshire and West Sussex. Our vision is 'more homes, bright futures' which means we exist to help people achieve and maintain the basic need and right to a safe and secure home, vital to everyone's wellbeing and chances in life.

www.vividhomes.co.uk

@WeAreVIVIDhomes

Reason for this PIN

We are inviting interested market providers to provide feedback to assist in structuring our future procurement for the provision of responsive maintenance and void property works. to complete our pre-procurement engagement questionnaire. The information we are asking for is intended to be industry level rather than to promote individual suppliers, therefore this is not meant as a competitive or sales opportunity.

We previously created a framework of contractors for multiple services across 10 different lots. This agreement is due to expire Jan 2024 and as we look at potential ways to structure the new contract, we wish to engage with the market to inform our approach.

You are therefore invited to read about our future requirements and complete the questionnaire, with your input helping us structure our future tender exercise/s appropriately.

To assist interested parties in responding to the supplier engagement questionnaire appended to this PIN, we have set out below the estimated annual value of works where we anticipate that we may need additional support.

Responsive repairs – currently estimated at £1.2m per annum. This may include carpentry, plumbing, plastering & damp and mould repair/prevention, external works, disabled adaptations, and garage door repairs

Voids – currently estimated at £500k per annum

Minor Works – currently estimated at £1m per annum

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II.3) Estimated date of publication of contract notice

4 October 2022

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No