

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/028319-2024>

Tender

MBC Property Valuation

Maidstone Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-028319

Procurement identifier (OCID): ocds-h6vhtk-04981d

Published 4 September 2024, 4:37pm

Section I: Contracting authority

I.1) Name and addresses

Maidstone Borough Council

Maidstone House, Kings Street

Maidstone

ME15 6JQ

Contact

Mr James Hudson-Austin

Email

james.hudson-austin@tunbridgewells.gov.uk

Telephone

+44 1892554427

Country

United Kingdom

Region code

UKJ45 - Mid Kent

Internet address(es)

Main address

<http://www.maidstone.gov.uk/>

Buyer's address

<http://www.maidstone.gov.uk/>

I.3) Communication

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

www.kentbusinessportal.org.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.kentbusinessportal.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

MBC Property Valuation

Reference number

DN741637

II.1.2) Main CPV code

- 70331000 - Residential property services

II.1.3) Type of contract

Services

II.1.4) Short description

Maidstone Borough Council (MBC) is looking for quotes from suitably experienced and qualified contractors to undertake its asset valuations for yearend financial reporting and insurance purposes.

The current assets (see appendix A) are likely to increase over the next 10 years as we continue to increase our Housing portfolio for affordable housing. We are aiming to increase the stock up to around 1,000 Affordable and 350 private rented sector properties.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ45 - Mid Kent

II.2.4) Description of the procurement

The Council is required to revalue its land and buildings as a minimum every 5 years. The Council's assets include car parks, offices, residential properties, public conveniences, sports centres, commercial property, café/restaurant, museum, theatre, and a crematorium/cemetery/chapel.

The basis of valuation should be existing use value or for specialised properties, where market evidence of such a value can't be identified, depreciated replacement cost. The values should be apportioned between land and buildings where applicable. Some properties will also require the valuations to include componentisation values. For the residential properties the beacon principle may need to be used to ensure we value properties more regularly.

Technical advice around the valuation methodology, compliance with accounting standards and property valuation indices will need to be provided to support the Council through its audit process.

The valuations are required to take place during February, with contractors submitting a draft assessment to the Council by end of February each year and the final valuation and report by 31st March each year.

When completing the asset valuations, the Council requires a short narrative and headline value, where an alternative use, development opportunity presents. The Council are always looking at ways to use their portfolio "smarter", this may include development opportunities, alternative use, acquisition of adjacent sites or disposal. The asset valuations should provide a short overview if the surveyor in the course of their valuation feels there is an alternative or where value could be added.

The Council will also have ad hoc valuation requirements during the term of the contract in relation to the acquisition or disposal of assets. A proportion of the ad hoc valuations will be Red Book Valuations including, but not limited to, valuations of land being sold by the Council with outline planning consent for development and would need to be completed within 15 working days of instruction. Tenderers will be required to submit a fixed price for these ad hoc requirements, which will be listed as separate items in the pricing schedule, Appendix B.

Whilst the intention is to utilise the ad hoc rates under this contract for additional requirements, the Council makes no guarantee of any instructions and reserves the right to conduct a separate procurement process should it deem appropriate.

The contractor will be required to confirm if fees will be payable by the Council for disposals or additions during the contract term.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There will be 2 optional annual extensions, after the initial contract term.

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 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 2024

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

9 October 2024

Local time

12:30pm

Information about authorised persons and opening procedure

The digital tender box will be unsealed by a senior member of the procurement team and / or legal team at the stated time. Tenderers can request to be invited to the opening procedure by contacting the procurement team in advance.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Mid Kent Legal Services

Sittingbourne

Country

United Kingdom