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Tender

## **EEM0071 Vacant Property Services Framework**

EFFICIENCY EAST MIDLANDS LIMITED

F02: Contract notice

Notice identifier: 2024/S 000-028440

Procurement identifier (OCID): ocds-h6vhtk-048653

Published 5 September 2024, 2:22pm

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

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

EFFICIENCY EAST MIDLANDS LIMITED

Alfreton

##### **Email**

[tenders@eem.org.uk](mailto:tenders@eem.org.uk)

##### **Telephone**

+44 1246395610

##### **Country**

United Kingdom

##### **Region code**

UK - United Kingdom

##### **Companies House**

07762614

**Internet address(es)**

Main address

<https://eem.org.uk/>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

<https://www.delta-esourcing.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

EEM0071 Vacant Property Services Framework

Reference number

EEM0071 (24/28)

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

- 70331000 - Residential property services

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

Services

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

Efficiency East Midlands Ltd (EEM) is a not for profit consortium which establishes and manages a range of Framework and DPS agreements. Our membership has now grown to 367 public sector organisations including housing associations and ALMO's, local authorities, NHS trusts, education providers, emergency services, government agencies and charities. EEM have also established a formal collaboration with 3 like-minded procurement consortia - Westworks, South East Consortium and Advantage South West.

EEM are conducting this tender exercise to procure a void property services framework. The framework will be tendered and awarded based on the following core service lots:

Lot 1: Clearing and Cleaning

Lot 2: Security Services and Call Handling,

Lot 3: Turn-key Vacant Property Management

Each lot described above has 2 geographical sub-lots as described within this notice.

#### **II.1.5) Estimated total value**

Value excluding VAT: £200,000,000

#### **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 - Clearing and Cleaning

Lot No

1

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

- 90500000 - Refuse and waste related services
- 90911100 - Accommodation cleaning services
- 90911200 - Building-cleaning services
- 90921000 - Disinfecting and exterminating services
- 90922000 - Pest-control services
- 90923000 - Rat-disinfestation services
- 90924000 - Fumigation services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

- UKK - South West (England)
- UKL - Wales

#### **II.2.4) Description of the procurement**

EEM are conducting this tender exercise to procure a Vacant Property Services Framework to replace our existing Framework which will expire on 29th November 2024. The Framework will provide EEM Members with a provision for all types of vacant property management services.

Services delivered via this framework will be to domestic and commercial properties. There may be occasions where a member requires contractors to enter occupied premises for requirements.

Domestic properties will typically be consisting of a mixture of domestic housing stock, bungalows, blocks of flats, and sheltered housing schemes as well as garages, and depots and any other building owned and/or managed by our membership.

Commercial properties will include but not be limited to business units, office buildings, hospitals and care facilities, academies, schools, colleges, universities, education centres, student accommodation, homes and care facilities for older people, children's homes and centres, community centres, leisure centres and gyms, libraries, pavilions, changing rooms and public toilets, outdoor leisure facilities, car parks, industrial units, depots, and garages.

The Framework will be split into the following workstream and geographical lots:

- Lot 1 - Vacant Property Clearing & Cleaning
- Lot 2 - Vacant Property Security Services
- Lot 3 - Turn-Key Vacant Property Management

Lot 1 - Vacant Property Clearing & Cleaning

- Light/sparkle property cleaning
- Deep/heavy property cleaning
- Environmental and specialist cleaning
- Priority property cleaning

- Additional cleaning services
- Internal property clearances
- Property garden clearances to include front, side and back garden including bin store areas and sheds
- Loft, cellar and garage clearances
- Clearing and disposal of general waste
- Clearing and disposal of hazardous and bio-hazardous waste
- Clearing and disposal of waste electrical and electronic equipment (WEEE Waste)
- Persistent Organic Pollutions (POPs) for waste upholstered domestic seating
- One off and adhoc clearing and disposal services including attendance to fly tipped waste
- Pest Control
- Additional waste clearance requirements

Up to eight contractors will be appointed to each of the geographical lots covered by Lot 1 Clearing and Cleaning. Each lot described above has 2 geographical sub-lots:

Sublot 1 Midlands and Sublot 2 National.

Contractors must be able to provide services in at least three of the sub regions (Counties) covered by the geographical sub-lot.

All of the services described above are mandatory elements covered by Lot 1 of the Framework. Bidders should not submit a bid unless they are able to deliver all elements of the works required under the lot they are applying for.

The Framework is being procured by Efficiency East Midlands Ltd (EEM) on behalf of their members and the other organisations described in Section VI.3) as being authorised users. The call-off contracts to be awarded pursuant to the Framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 5 years beyond expiry of the 4-year framework term. The estimated lot value as described in II.2.6) takes into account the full Framework term, the possibility that the EEM membership may grow over the framework lifetime and the geographical sub-lots.

### **II.2.5) Award criteria**

Quality criterion - Name: Pass/ Fail Questions / Weighting: Pass / Fail

Quality criterion - Name: Method Statement Assessment / Weighting: Pass / Fail

Quality criterion - Name: Interview and Presentation / Weighting: 40%

Cost criterion - Name: Cleaning / Weighting: 20%

Cost criterion - Name: Property and Garden Clearance / Weighting: 20%

Cost criterion - Name: Pest Control / Weighting: 15%

Cost criterion - Name: Scenario / Weighting: 5%

Cost criterion - Name: Uplifts and Discounts / Weighting: For information purposes only

### **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) Description**

### **II.2.1) Title**

Lot 2 - Security Services and Call Handling

Lot No

2

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

- 35120000 - Surveillance and security systems and devices
- 44212329 - Security screens
- 79510000 - Telephone-answering services
- 79710000 - Security services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

### **II.2.4) Description of the procurement**

Lot 2 of this framework covers vacant property security by means of installation, monitoring and responsive security services to prevent trespass, unauthorised access, vandalism, and theft.

Services included within Lot 2 are:

- Supply, installation, and removal of on hire de-mountable screens and doors
- Responsive out of hours service for security screens
- Supply and installation of de-mountable screens and doors on an outright purchase basis.



- Non demountable pre-demolition security screens on an outright purchase basis
- Supply, Installation, and removal of net curtains on a hire basis
- Supply and Installation of net curtain on an outright purchase basis
- Supply and installation of concrete barriers, bollards, perimeter fencing & prickly strips
- Static guarding and mobile patrol services including full safety checks to ensure the property is secure.
- Boarding up services including emergency boarding and glazing
- Supply and installation of temporary wireless intruder alarms with multiple detectors (on hire)
- Temporary alarm system monitoring and response service from alarm response centre (ARC).
- Temporary steel security keyed or keyless doors (on hire or purchase)
- End of tenancy door lock changes
- Keyholding services
- Access control solutions
- Temporary CCTV (solar or mains)
- Mobile CCTV towers
- Call Handling Services
- Additional security service such as vacant property guardian, Bluetooth key safes and doors, meter box covers, letter box seals, CCTV solutions.
- Any other security services as required by our Members.

The described lot above has 2 geographical sub-lots:

Sublot 1 Midlands and Sublot 2 National.

#### **II.2.5) Award criteria**

Quality criterion - Name: Pass/ Fail Questions / Weighting: Pass / Fail

Quality criterion - Name: Method Statement Assessment / Weighting: Pass / Fail

Quality criterion - Name: Interview and Presentation / Weighting: 40%

Cost criterion - Name: Security Services / Weighting: 40%

Cost criterion - Name: Scenario / Weighting: 20%

### **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) Description**

### **II.2.1) Title**

Lot 3 - Turn-key Vacant Property Management

Lot No

3

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

- 35120000 - Surveillance and security systems and devices
- 44212329 - Security screens
- 45442100 - Painting work

- 45442110 - Painting work of buildings
- 45451000 - Decoration work
- 50600000 - Repair and maintenance services of security and defence materials
- 50700000 - Repair and maintenance services of building installations
- 51100000 - Installation services of electrical and mechanical equipment
- 65500000 - Meter reading service
- 70331000 - Residential property services
- 71315400 - Building-inspection services
- 79510000 - Telephone-answering services
- 79710000 - Security services
- 90700000 - Environmental services
- 90900000 - Cleaning and sanitation services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

### **II.2.4) Description of the procurement**

The purpose of Lot 3 is to encapsulate work streams from Lot 1 and Lot 2, into a total

vacant property services management solution to bring properties up to a lettable standard, including but not limited to the below additional services.

Through this Lot EEM are trying to provide Members a full turnkey approach to their vacant property management ensuring a smooth and efficient service to meet their individual turnaround times. Whilst this is the intention, there may be occasions when a Member wishes to call off one single service that is only covered by Lot 3. Contractors may be provided a "Letting Standard Policy" by members that they must adhere to.

Lot 3 will include all Lot 1 and Lot 2 services along with the following additional services:

- Initial Property Assessments
- Vacant Property Inspections, Inventory and Condition Reporting
- Whole House Decoration
- Repairs and Maintenance
- Upgrades and Improvements
- Utility Readings
- Water System Drain Down
- Utility Turn Off and Reinstatement

The described lot above has 2 geographical sub-lots:

Sublot 1 Midlands and Sublot 2 National.

#### **II.2.5) Award criteria**

Quality criterion - Name: Pass / Fail Questions / Weighting: Pass / Fail

Quality criterion - Name: Method Statement Assessment / Weighting: Pass / Fail

Quality criterion - Name: Interview and Presentation / Weighting: 40%

Cost criterion - Name: Cleaning / Weighting: 5%

Cost criterion - Name: Property and Garden Clearance / Weighting: 5%

Cost criterion - Name: Pest Control / Weighting: 5%

Cost criterion - Name: Security Services / Weighting: 5%

Cost criterion - Name: Out of Hours Call Handling / Weighting: 5%

Cost criterion - Name: Utility Services / Weighting: 5%

Cost criterion - Name: Lettable Standard Costs / Weighting: 15%

Cost criterion - Name: Vacant Property Labour Rates / Weighting: 10%

Cost criterion - Name: Scenario / Weighting: 5%

Cost criterion - Name: Uplifts and Discounts / Weighting: Information purposes only

Cost criterion - Name: M3NHF Schedule of Rates Version 8 / Weighting: Information purposes only

#### **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

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## **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

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## **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

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-023948](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

25 October 2024

Local time

2:00pm

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.7) Conditions for opening of tenders**

Date

25 October 2024

Local time

2:30pm

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

The call-off contract's to be awarded pursuant to the Framework Agreements to be entered at conclusion of the procurement exercise begun by publication of the Contract Notice may extend for a duration of up to five years beyond expiry of the four-year term of the Framework Agreement.

Please note that the total potential framework value stated within this notice is in relation to the full 4-year framework and takes into consideration the lot structure, length of call off contracts and that the EEM membership may grow over the framework lifetime.

Where the contract notice states a maximum of suppliers to be appointed to the Framework, EEM reserves the right to appoint less than the numbers stated. The framework is being procured by Efficiency East Midlands (EEM) on behalf of their members and the other organisations described below as being authorised users. The following contracting authorities will be entitled to agree and award contracts under this framework agreement as Authorised Users:

1) any Member of EEM which for the avoidance of doubt currently includes 3 partner consortia -

West Works (<https://www.westworks.org.uk>)

Advantage South West (<https://advantagesouthwest.co.uk>) and South East Consortium (<https://southeastconsortium.org.uk>)

A full list of current members is available at <https://www.eem.org.uk>

2) any future member of EEM or our partner consortia and in all cases being an organisation which has applied to join EEM or our partner consortia in accordance with the applicable constitutional documents;

3) An EEM participant being an organisation which is neither a current or EEM members (as defined at 1 above) nor a future member of EEM (as defined at 2 above). Further details regarding authorised users of this framework can be found in the ITT documents.

For further information please visit <https://www.delta-esourcing.com/> and complete the



standard questionnaire and to view the tender documents via Tenderbox access code HNQ7CZCT2C.

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

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

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

##### **VI.4.2) Body responsible for mediation procedures**

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

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

The Cabinet Office

London

SW1A 2AS

Country

United Kingdom