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Tender

Provision of Property Repairs and Maintenance Services

The Peabody Group

F02: Contract notice

Notice identifier: 2023/S 000-028707

Procurement identifier (OCID): ocds-h6vhtk-04066d

Published 28 September 2023, 7:06pm

Section I: Contracting authority

I.1) Name and addresses

The Peabody Group

45 Westminster Bridge Road

London

SE1 7JB

Contact

Shelley Wood

Email

shelley.wood@lumensol.co.uk

Telephone

+44 7342933523

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.peabody.org.uk/>

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Repair-and-maintenance-services./H6HV824F4U>

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/UK-UK-London:-Construction-work./H6HV824F4U>

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

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Property Repairs and Maintenance Services

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Peabody are seeking to procure suitable providers for repairs and voids across seven (7) regional Lots.

The contract will be for an initial five (5) year term with extensions available on a one year basis up to the maximum of 10 years. The value of the Works (inc VAT) for the first 5 years, and maximum contract length are estimated to be up to:

Lot 1: £16,084,368 / £32,168,737

Lot 2: £48,778,296 / £97,556,591

Lot 3: £38,627,897 / £77,255,794

Lot 4: £47,681,056 / £95,362,111

Lot 5: £36,048,020 / £72,096,040

Lot 6: £40,554,055 / £81,108,109

Lot 7: £46,493,275 / £92,986,550

II.1.5) Estimated total value

Value excluding VAT: £1,023,577,180

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Suppliers may bid for all Lots but are limited to award of one Lot per locality, up to two Lots. Suppliers may be awarded more than one Lot (up to two Lots) if each sits in different localities and the combined minimum turnover threshold is met

II.2) Description

II.2.1) Title

Property Repairs and Maintenance – North Counties 3

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

Main site or place of performance

Essex

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to

establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service.

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: £26,807,281

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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) Description

II.2.1) Title

Property Repairs and Maintenance – North West London 1

Lot No

2

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon
- UKI75 - Hounslow and Richmond upon Thames
- UKI73 - Ealing

Main site or place of performance

Harrow and Hillingdon, Hounslow and Richmond upon Thames, Ealing

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service.

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: £81,297,159

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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/H6HV824F4U>

II.2) Description

II.2.1) Title

Property Repairs and Maintenance – North West London 2

Lot No

3

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service.

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: £64,379,829

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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) Description

II.2.1) Title

Property Repairs and Maintenance – North East London 1

Lot No

4

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI43 - Haringey and Islington
- UKI54 - Enfield

Main site or place of performance

Haringey and Islington, Enfield

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service

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: £79,468,426

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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) Description

II.2.1) Title

Property Repairs and Maintenance – South London 1

Lot No

5

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 45300000 - Building installation work

- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Bexley and Greenwich

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service

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: £60,080,033

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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) Description

II.2.1) Title

Property Repairs and Maintenance – South London 2

Lot No

6

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI44 - Lewisham and Southwark

Main site or place of performance

Lewisham and Southwark

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service

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: £67,590,091

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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) Description

II.2.1) Title

Property Repairs and Maintenance – South London 3

Lot No

7

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton
- UKI75 - Hounslow and Richmond upon Thames
- UKI34 - Wandsworth
- UKI45 - Lambeth
- UKI61 - Bromley
- UKI62 - Croydon

Main site or place of performance

Merton, Kingston upon Thames and Sutton, Hounslow and Richmond upon Thames, Wandsworth, Lambeth, Bromley, Croydon

II.2.4) Description of the procurement

The contract being procured includes day-to-day responsive and major repairs including pest control, disrepair, damp, mould & condensation, domestic electrical repairs as well as void / empty homes delivery. This procurement excludes domestic and communal gas, communal electrics, lifts, door entry systems or any other mechanical & electrical services. In addition to this, Peabody will look to work with its new Contractor partners to establish preventative maintenance regimes and implement innovative initiatives to support a more proactive repairs service

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: £77,488,792

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

Start date

19 August 2024

End date

18 August 2029

This contract is subject to renewal

Yes

Description of renewals

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Each Lot will be for an initial period of five (5) years extendable at the Authority's sole discretion in further one-year extensions to a maximum term of ten years (5 + 1+1+1+1+1)

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 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

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Date

2 November 2023

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

6 December 2023

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)

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

Peabody reserves the right to cancel all or part of the procurement at any time. Peabody will not, under any circumstances, reimburse any expense incurred by bidders in preparing their SQ or tender submissions

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Repair-and-maintenance-services./H6HV824F4U>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/H6HV824F4U>

GO Reference: GO-2023928-PRO-24068544

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom