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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](mailto: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

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**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

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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

### **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

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## **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)

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## **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