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Contract

Internal and External Refurbishment Works Programme

Catalyst Housing Limited

F03: Contract award notice

Notice identifier: 2022/S 000-028847

Procurement identifier (OCID): ocds-h6vhtk-02f8e2

Published 13 October 2022, 2:05pm

Section I: Contracting authority

I.1) Name and addresses

Catalyst Housing Limited

Catalyst Group, Ealing Broadway, 26-30 Uxbridge Road

London

W5 2AU

Contact

Nasreen Tayab

Email

nasreen.tayab@chg.org.uk

Telephone

+44 2088323140

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

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

Internal and External Refurbishment Works Programme

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

A programme of planned refurbishment works to various residential properties within the Catalyst's housing stock in two lots:

Lot 1 - Internal Refurbishment works

Lot 2 - External Refurbishment works

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £210,000,000

II.2) Description

II.2.1) Title

Internal Refurbishment works - Lot 1

Lot No

1

II.2.2) Additional CPV code(s)

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

II.2.3) Place of performance

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the Catalyst's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or where none exist, by EICRs to be undertaken by the Provider
- Replacement of Consumer Units to upgrade the distribution system to modern standards

5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

6. Asbestos Management Services

II.2.5) Award criteria

Price

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

II.2.14) Additional information

The access code for Lot 1 Internal Refurbishment work is 24KB7R3W6E.

II.2) Description

II.2.1) Title

External Refurbishment work - Lot 2

Lot No

2

II.2.2) Additional CPV code(s)

- 45421130 - Installation of doors and windows

- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

Main site or place of performance

EAST OF ENGLAND,LONDON,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the Catalyst's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units
- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs
- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

II.2.5) Award criteria

Price

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

II.2.14) Additional information

The access code for Lot 2 External Refurbishment works is 253QZM3XV5

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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-029043](#)

Section V. Award of contract

Lot No

1

Title

Internal Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

30 May 2022

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Quinn (London) Ltd

Dome House, 8 Hartley Avenue, Mill Hill

London

NW7 2HX

Country

United Kingdom

NUTS code

- UKI - London

National registration number

04005400

The contractor is an SME

No

V.2.3) Name and address of the contractor

United Living (South) Ltd

Media House, Azalea Drive, Swanley

Kent

BR8 8HU

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

00817560

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £100,000,000

Lowest offer: £72,200,000 / Highest offer: £99,500,000 taken into consideration

Section V. Award of contract

Lot No

2

Title

External Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

30 May 2022

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Quinn (London) Ltd

Dome House, 8 Hartley Avenue, Mill Hill

London

NW7 2HX

Country

United Kingdom

NUTS code

- UKI - London

National registration number

04005400

The contractor is an SME

No

V.2.3) Name and address of the contractor

United Living (South) Ltd

Media House, Azalea Drive, Swanley

Kent

BR8 8HU

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

00817560

The contractor is an SME

No

V.2.3) Name and address of the contractor

Mulalley & Company Ltd

Teresa Gavin House, Woodford Avenue, Woodford Green

Ilford

IG8 8FA

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

01534913

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £110,000,000

Lowest offer: £118,500,000 / Highest offer: £185,700,000 taken into consideration

Section VI. Complementary information

VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

To view this notice, please click here:

<https://catalyst.delta-esourcing.com/delta/viewNotice.html?noticeId=728071944>

GO Reference: GO-20221013-PRO-21140682

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

