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Tender

PR10107 - Salvation Army Homes - Responsive Repairs and Void Refurbishment Works Contracts

Salvation Army Homes

F02: Contract notice

Notice identifier: 2024/S 000-029001

Procurement identifier (OCID): ocds-h6vhtk-043ab1

Published 10 September 2024, 4:31pm

Section I: Contracting authority

I.1) Name and addresses

Salvation Army Homes

53-55 Victoria Square

Bolton

BL1 1RZ

Contact

Procurement Team

Email

procurement@effefftee.co.uk

Telephone

+44 1689885080

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.salvationarmyhomes.org.uk/contact

I.3) Communication

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

www.mytenders.co.uk

Additional information can be obtained from another address:

Faithorn Farrell Timms LLP

Central Court. 1 Knoll Rise

Orpington

BR6 0JA

Contact

procurement team

Email

paulsmith@effefftee.co.uk

Telephone

+44 1689885080

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.effefftee.co.uk

Tenders or requests to participate must be submitted electronically via

www.mytenders.co.uk

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.mytenders.co.uk

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**

PR10107 - Salvation Army Homes - Responsive Repairs and Void Refurbishment Works Contracts

Reference number

PR-10107

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The delivery of responsive repairs and void refurbishment works contracts across the entire country.

II.1.5) Estimated total value

Value excluding VAT: £21,750,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

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:

SAH will appoint a reserve contractor to each lot. The reserve will be the highest placed tenderer who has not been successful on the given Lot.

II.2) Description

II.2.1) Title

South West Lot

Lot No

1

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work
- 50800000 - Miscellaneous repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

Main site or place of performance

South West of England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 200000, which equates to 1400000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £1,400,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

West Region Lot

Lot No

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

Main site or place of performance

West region

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 390000, which equates to 2730000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £2,730,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

South Region Lot

Lot No

3

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

South and South East of England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 220000, which equates to 1540000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £1,540,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four

years in Two year increments.

II.2) Description

II.2.1) Title

London Region Lot

Lot No

4

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 485000, which equates to 3395000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £3,395,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

East Region Lot

Lot No

5

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKH - East of England

Main site or place of performance

East of England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 380000, which equates to 2660000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £2,660,000

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

Start date

1 April 2025

End date

30 March 2035

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

Midlands Region Lot

Lot No

6

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)
- UKF - East Midlands (England)

Main site or place of performance

The Midlands

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 550000, which equates to 3850000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £3,850,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

North East Region Lot

Lot No

7

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKE - Yorkshire and the Humber

Main site or place of performance

North East England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 230000, which equates to 1610000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years

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: £1,610,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

North West Region Lot

Lot No

8

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

North West England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 650000, which equates to 4550000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

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: £4,550,000

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

Start date

1 April 2025

End date

30 March 2032

This contract is subject to renewal

Yes

Description of renewals

The Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the CAS.

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

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As set out in the Tender Documents

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.2.2) Contract performance conditions

As set out in the Tender Documents

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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-005208](#)

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

Date

10 October 2024

Local time

12:00pm

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

11 November 2024

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.3) Additional information

SAH reserve the right to cancel this procurement at any time.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=232681.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.mytenders.co.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(MT Ref:232681)

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Cabinet Office

London

W2 2LL

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Royal Courts of Justice, the Strand

London

W2 2LL

Country

United Kingdom

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom