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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](mailto: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](http://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](http://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](mailto:paulsmith@effefftee.co.uk)

**Telephone**

+44 1689885080

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.effefftee.co.uk](http://www.effefftee.co.uk)

Tenders or requests to participate must be submitted electronically via

[www.mytenders.co.uk](http://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](http://www.mytenders.co.uk)

**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**

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

2

### **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

## **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

## **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.

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## **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

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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.2.1) 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)



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## **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](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](https://www.mytenders.co.uk/sitehelp/help_guides.aspx)

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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](mailto: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