

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/029519-2023>

Tender

## **Responsive Repair Service for Occupied and Unoccupied (Void) Properties**

Eden Housing Association

F02: Contract notice

Notice identifier: 2023/S 000-029519

Procurement identifier (OCID): ocids-h6vhtk-040891

Published 6 October 2023, 12:15pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Eden Housing Association

Blain House, Bridge Lane

Penrith

CA11 8QU

#### **Email**

[procurement@procure-plus.com](mailto:procurement@procure-plus.com)

#### **Telephone**

+44 1618743149

#### **Country**

United Kingdom

#### **Region code**

UKD1 - Cumbria

**Companies House**

IP28435R

**Internet address(es)**

Main address

[www.edenha.org.uk](http://www.edenha.org.uk)

**I.3) Communication**

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

<https://tendermanagement.launchcontrol-systems.com/register/index/79e8134f67>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://tendermanagement.launchcontrol-systems.com/register/index/79e8134f67>

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**

Responsive Repair Service for Occupied and Unoccupied (Void) Properties

#### **II.1.2) Main CPV code**

- 50000000 - Repair and maintenance services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Eden Housing Association is a small independent Registered Provider of affordable homes with a rural focus. Eden Housing Association predominantly operates across North Cumbria and owns and manages approximately 2000 homes and acts as a Managing Agent for Mitre Housing Association and Lyvennet Community Trust. The homes for which the organisation is responsible mostly cater for general family needs with approximately 10% of the properties specifically designed for older people. It also includes 2 extra care schemes and a number of assisted living schemes across Eden. Residents are central to Eden Housing Association's purpose and its priorities.

Eden Housing Association wishes to procure and enter into two (2) contracts for the completion of responsive repairs to occupied properties, and repairs of a responsive nature to unoccupied (void properties). The procurement is divided in to two Lots and the Lots are based upon the geography and the nature of the properties. The Lots into which this procurement is divided are as follows -

Lot 1 - Responsive repairs for occupied and void properties, excluding those listed properties located in Lowther Village and Askham

Lot 2 - Responsive repairs for occupied and void listed properties within Lowther Village and Askham only

Bidders are permitted to tender for one or both Lots.

#### **II.1.5) Estimated total value**

Value excluding VAT: £5,606,867.71

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Responsive repairs for occupied and void properties (excluding listed properties within Lowther Village and Askham)

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKD1 - Cumbria

### **II.2.4) Description of the procurement**

Responsive repairs for occupied and void properties excluding Lowther Village.

### **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: £5,519,960.33

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

Duration in months

60

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

## **II.2) Description**

### **II.2.1) Title**

Responsive repairs for occupied and void listed properties within Lowther Village and Askham only

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKD1 - Cumbria

### **II.2.4) Description of the procurement**

Responsive repairs for occupied and void listed properties within Lowther Village only. This Lot is for listed properties only.

### **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: £86,907.38

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

Duration in months

60

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: 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

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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

6 November 2023

Local time

5:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.7) Conditions for opening of tenders**

Date

6 November 2023

Local time

5:01pm

---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

Eden Housing Association reserves the right to cancel the procurement at any time and not to proceed with all or part of the procurement. Eden Housing Association will not, under any circumstances, reimburse any expense incurred by bidders in preparing their tender submissions or in participating in this procurement process.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

The Strand

London

WC2A 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