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Tender

Void Property Repair Service Contract 2024 - Multi Lot

London Borough of Hillingdon

F02: Contract notice

Notice identifier: 2023/S 000-029632

Procurement identifier (OCID): ocds-h6vhtk-0408dd

Published 7 October 2023, 4:24pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Hillingdon

High Street Civic Centre

Uxbridge

UB8 1UW

Email

mbreen@hillingdon.gov.uk

Country

United Kingdom

Region code

UKI74 - Harrow and Hillingdon

Internet address(es)

Main address

www.hillingdon.gov.uk

Buyer's address

www.hillingdon.gov.uk

I.3) Communication

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

www.capitalesourcing.com

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.capitalesourcing.com

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Void Property Repair Service Contract 2024 - Multi Lot

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Void Property Repairs Service (the Service) for a four (4) year period with the option to extend for a further two (2) plus one (1) years.

The contract will be split into 4 Lots as follows:

- Lot 1 North (Area A) being the North of the borough.
- Lot 2 Central (Area B) being the Central part of the borough.
- Lot 3 South (Area C) being the South of the borough.
- Lot 4 Reserve back up Contractor (All areas)

Please see the Lot Breakdown by Area document for details of number of properties and postcodes within each Lot.

Workstreams to be included within each Lot are as follows:

- Void Property Works
- Responsive Maintenance (including Emergency Works ordered during Normal Working Hours),
- Disrepair Works,

- Out of Hours Emergency Works

The Service is to be provided to Council properties with an estimated volume of circa 600 voids per year, but the Council does not provide any guarantee or assurance in respect of the annual value or volumes of work generated under this contract or geographically where these voids will occur. Each property is within the boundary of the London Borough of Hillingdon and will vary in size.

The London Borough of Hillingdon retains the right not to award Lot 1, Lot 2, Lot 3 or the Reserve Lot to one single contractor. If the Council determines that they wish to have different Contractors for each Lot and If the same Contractor is ranked 1st in multiple Lots, they will be given the option to select which Lot is their preference with the other Lots being awarded to the 2nd ranked Contractor in that Lot.

The London Borough of Hillingdon retains the right to award some, all or none of the Lots available.

The Contract is predominantly for general building fabric repairs in all trades to Hillingdon's properties and dwellings including outbuildings in accordance with the Employers Requirements.

The types of works ordered will generally include but not limited to those as stipulated within the Employers Requirements document.

II.1.5) Estimated total value

Value excluding VAT: £33,000,000

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: 4

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

The London Borough of Hillingdon retains the right not to award Lot 1, Lot 2, Lot 3 or the Reserve Lot to one single contractor. If the Council determines that they wish to have different Contractors for each Lot and If the same Contractor is ranked 1st in multiple Lots, they will be given the option to select which Lot is their preference with other Lots being awarded to the 2nd ranked Contractor

II.2) Description

II.2.1) Title

Lot No

Lot 1 North (Area A)

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

London Borough of Hillingdon

II.2.4) Description of the procurement

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Void Property Repairs Service (the Service) for a four (4) year period with the option to extend for a further two (2) plus one (1) years.

The contract will be split into 4 Lots as follows:

- Lot 1 North (Area A) being the North of the borough.
- Lot 2 Central (Area B) being the Central part of the borough.
- Lot 3 South (Area C) being the South of the borough.
- Lot 4 Reserve back up Contractor (All areas)

Please see the Lot Breakdown by Area document for details of number of properties and postcodes within each Lot.

Workstreams to be included within each Lot are as follows:

- Void Property Works

- Responsive Maintenance (including Emergency Works ordered during Normal Working Hours),
- Disrepair Works,
- Out of Hours Emergency Works

The Service is to be provided to Council properties with an estimated volume of circa 600 voids per year, but the Council does not provide any guarantee or assurance in respect of the annual value or volumes of work generated under this contract or geographically where these voids will occur. Each property is within the boundary of the London Borough of Hillingdon and will vary in size.

The London Borough of Hillingdon retains the right not to award Lot 1, Lot 2, Lot 3 or the Reserve Lot to one single contractor. If the Council determines that they wish to have different Contractors for each Lot and If the same Contractor is ranked 1st in multiple Lots, they will be given the option to select which Lot is their preference with the other Lots being awarded to the 2nd ranked Contractor in that Lot.

The London Borough of Hillingdon retains the right to award some, all or none of the Lots available.

The Contract is predominantly for general building fabric repairs in all trades to Hillingdon's properties and dwellings including outbuildings in accordance with the Employers Requirements.

The types of works ordered will generally include but not limited to those as stipulated within the Employers Requirements document.

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: £7,000,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

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

Please visit www.capitalesourcing for more details

II.2) Description

II.2.1) Title

Lot No

Lot 2 Central (Area B)

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

London Borough of Hillingdon

II.2.4) Description of the procurement

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Void Property Repairs Service (the Service) for a four (4) year period with the option to extend for a further two (2) plus one (1) years.

The contract will be split into 4 Lots as follows:

- Lot 1 North (Area A) being the North of the borough.
- Lot 2 Central (Area B) being the Central part of the borough.
- Lot 3 South (Area C) being the South of the borough.
- Lot 4 Reserve back up Contractor (All areas)

Please see the Lot Breakdown by Area document for details of number of properties and postcodes within each Lot.

Workstreams to be included within each Lot are as follows:

- Void Property Works
- Responsive Maintenance (including Emergency Works ordered during Normal Working Hours),
- Disrepair Works,
- Out of Hours Emergency Works

The Service is to be provided to Council properties with an estimated volume of circa 600 voids per year, but the Council does not provide any guarantee or assurance in respect of the annual value or volumes of work generated under this contract or geographically where these voids will occur. Each property is within the boundary of the London Borough of Hillingdon and will vary in size.

The London Borough of Hillingdon retains the right not to award Lot 1, Lot 2, Lot 3 or the

Reserve Lot to one single contractor. If the Council determines that they wish to have different Contractors for each Lot and If the same Contractor is ranked 1st in multiple Lots, they will be given the option to select which Lot is their preference with the other Lots being awarded to the 2nd ranked Contractor in that Lot.

The London Borough of Hillingdon retains the right to award some, all or none of the Lots available.

The Contract is predominantly for general building fabric repairs in all trades to Hillingdon's properties and dwellings including outbuildings in accordance with the Employers Requirements.

The types of works ordered will generally include but not limited to those as stipulated within the Employers Requirements document.

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: £11,200,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

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

Lot No

Lot 3 South (Area C)

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

London Borough of Hillingdon

II.2.4) Description of the procurement

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Void Property Repairs Service (the Service) for a four (4) year period with the option to extend for a further two (2) plus one (1) years.

The contract will be split into 4 Lots as follows:

- Lot 1 North (Area A) being the North of the borough.

- Lot 2 Central (Area B) being the Central part of the borough.
- Lot 3 South (Area C) being the South of the borough.
- Lot 4 Reserve back up Contractor (All areas)

Please see the Lot Breakdown by Area document for details of number of properties and postcodes within each Lot.

Workstreams to be included within each Lot are as follows:

- Void Property Works
- Responsive Maintenance (including Emergency Works ordered during Normal Working Hours),
- Disrepair Works,
- Out of Hours Emergency Works

The Service is to be provided to Council properties with an estimated volume of circa 600 voids per year, but the Council does not provide any guarantee or assurance in respect of the annual value or volumes of work generated under this contract or geographically where these voids will occur. Each property is within the boundary of the London Borough of Hillingdon and will vary in size.

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The types of works ordered will generally include but not limited to those as stipulated within the Employers Requirements document.

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: £15,400,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

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

Lot No

Lot 4 Reserve back up Contractor (All areas)

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

London Borough of Hillingdon

II.2.4) Description of the procurement

The London Borough of Hillingdon (Hillingdon) invites tenders from suitably qualified and experienced contractors in relation to entering into an agreement (the Contract) to provide a comprehensive Void Property Repairs Service (the Service) for a four (4) year period with the option to extend for a further two (2) plus one (1) years.

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The London Borough of Hillingdon retains the right to award some, all or none of the Lots available.

The Contract is predominantly for general building fabric repairs in all trades to Hillingdon's properties and dwellings including outbuildings in accordance with the Employers Requirements.

The types of works ordered will generally include but not limited to those as stipulated within the Employers Requirements document.

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: £350,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Council intends to award a contract for these services for a period of up to four (4) years with an option to extend for up to a further two (2) plus one (1) years subject to agreement and satisfactory performance.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

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

See procurement tender documents for details

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

See procurement tender documents for details

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

7 November 2023

Local time

1:00pm

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)

IV.2.7) Conditions for opening of tenders

Date

7 November 2023

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 4 years

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The Contracting Authority reserves the right not to award any contract pursuant to this procurement exercise and / or abandon this procurement exercise at any time and / or award a contract for part of the services at its sole discretion. The Contracting Authority shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and / or tenderer before signature of any contract with the Contracting Authority shall be incurred entirely at that applicants / tenderers risk.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

London Borough of Hillingdon

Civic Centre

Uxbridge

UB8 1UW

Country

United Kingdom