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Tender

## **Responsive repairs, gas repairs and servicing, void repairs and planned maintenance programme**

Cross Keys Homes Ltd

F02: Contract notice

Notice identifier: 2024/S 000-031196

Procurement identifier (OCID): ocds-h6vhtk-042d5e

Published 30 September 2024, 2:05pm

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

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

Cross Keys Homes Ltd

Shrewsbury Avenue

Peterborough

PE2 7BZ

#### **Contact**

Stuart Fort

#### **Email**

[stuart.fort@crosskeyshomes.co.uk](mailto:stuart.fort@crosskeyshomes.co.uk)

#### **Telephone**

+44 1733385000

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.crosskeyshomes.co.uk>

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-Peterborough:-Overhaul-and-refurbishment-work./M5332A3M7J>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Responsive repairs, gas repairs and servicing, void repairs and planned maintenance programme

Reference number

R&MC1

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

- 45453000 - Overhaul and refurbishment work

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

Works

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

The provision of day-to-day responsive repairs, void repairs, gas servicing and repairs, various statutory compliance services including electrical installation testing and remedial works, water testing, lift maintenance and fire equipment maintenance; grounds maintenance and a programme of planned capital investment works to the housing stock. The works and services comprising the proposed Procurement are set out in more detail at Section II.2.4 of this Notice and are further described in the CPV Codes at section II.2.2 and the Descriptive Document available from the website shown at Section I.3

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

Value excluding VAT: £410,000,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 45453100 - Refurbishment work

- 77314000 - Grounds maintenance services
- 45453000 - Overhaul and refurbishment work
- 50700000 - Repair and maintenance services of building installations
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45210000 - Building construction work
- 50000000 - Repair and maintenance services
- 45300000 - Building installation work
- 39141400 - Fitted kitchens
- 45211310 - Bathrooms construction work
- 45330000 - Plumbing and sanitary works

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

UNITED KINGDOM

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

The Contracting Authority is seeking expressions of interest from suitably qualified and experienced Providers to enter into a Term Contract for the delivery of repairs and maintenance services and planned capital investment works (together the 'Term Programme') to various of its residential housing stock comprising approximately 13,800 properties of which approximately 1,050 are leasehold. The Contracting Authority intends to enter into a Term Alliance Contract, TAC-1 2016 for an initial period of five years, extendable in two further five year terms to a maximum term of fifteen years.

The Works include the following workstreams:

i) A 24/7/365 day to day responsive repairs and maintenance service including electrical installation repairs and repairs to void (empty) properties.

- ii) A 3 Star gas servicing and repairs service for domestic and communal boilers.
- iii) A programme of domestic electrical installation testing and subsequent remedial works, including Portable and Fixed Appliance Testing to dwellings and communal areas.
- iv) Planned testing and maintenance to communal and emergency lighting installations.
- v) Repairs and maintenance to domestic stair lifts and ceiling hoists for residents with reduced mobility.
- vi) Repairs and maintenance to 14 No. domestic passenger lifts.
- vii) A programme for conducting risk assessments, water testing and treatment for the prevention of Legionella.
- viii) Planned preventative maintenance, testing and repairs to various items of firefighting equipment and detection systems.
- ix) A programme of scheduled grass cutting, garden and grounds maintenance to selected sites.
- x) A programme of pre-paint repairs and cyclical decorations.
- xi) A programme of planned investment works to replace key building components that have come to the end of their useful life. The programme is expected to include among other things, new kitchens, bathrooms, heating systems and electrical wiring; roofs, windows and doors, rainwater goods, measures to reduce carbon emissions from the housing stock and improve thermal efficiency, and various fire safety remedial works

#### **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: £410,000,000

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

Duration in months

180

This contract is subject to renewal

No

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

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

The contract will have an initial term of five (5) years, extendable at the Authority's sole discretion for a further five (5) years, and again at the discretion of both parties for a third, five (5) year term, giving a total possible term of fifteen (15) years.

**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**

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/M5332A3M7J>

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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 stated in the procurement 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**

The Contracting Authority anticipates that the Transfer of Undertakings (Protection of Employment) Regulations 2006, will apply to the transfer of personnel from the incumbent contractor under this procurement. The contracting authority's detailed requirements will be set out in the Contract 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**

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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 000-001360](#)

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

Date

1 November 2024

Local time

12:00pm

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

6 January 2025

#### **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**

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Peterborough:-Overhaul-and-refurbishment-work./M5332A3M7J>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/M5332A3M7J>

GO Reference: GO-2024930-PRO-27863018

### **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**

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a standstill period following the award of the contract and will conduct itself in accordance with the Public Contracts Regulations 2015.

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom