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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

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

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>

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

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)

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:

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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