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Awarded contract

A2Dominion Housing Maintenance Joint Venture for the London Region

A2Dominion Group Limited

F03: Contract award notice

Notice reference: 2023/S 000-032233

Published: 1 November 2023, 9:21am

Section I: Contracting authority

I.1) Name and addresses

A2Dominion Group Limited

The Point, 37 North Wharf Road

London

W2 1BD

Contact

Luke Morrell

Email

luke.morrell@a2dominion.co.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.a2dominion.co.uk>

Buyer's address

<http://www.a2dominion.co.uk>

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

A2Dominion Housing Maintenance Joint Venture for the London Region

Reference number

DN604932

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The A2Dominion Group is a group of registered providers made up of A2D Homes Limited, A2D South Limited, A2D Housing Options Limited and A2Dominion Group Limited (A2DG).

A2DG sought tenders from suitably qualified and experienced providers to become a joint venture partner and enter into a joint venture to manage the delivery of responsive repairs, voids refurbishment works, electrical testing and works arising from Fire Risk Assessments to be carried out by the joint venture to A2DG's properties (and those properties managed by A2DG on behalf of others) in and around London; and to procure goods and materials and sub-contractors via their supply chain for the joint venture ("the Programme").

It is intended that present and future members of A2DG may utilise the contracts. A2Dominion also reserve the right to deliver planned refurbishment works and cyclical works through the Joint Venture

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £575,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45211310 - Bathrooms construction work
- 45421151 - Installation of fitted kitchens
- 45453100 - Refurbishment work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The A2Dominion Group is a group of registered providers which provides over 38,000 homes across London and southern England with circa 4,500 in the development pipeline. It offers a wide range of housing options, including general needs, housing for older people, supported housing, leasehold, shared ownership, market rented, student accommodation and key worker properties. A2D Homes Limited and A2D South Limited are the main asset holding subsidiaries of A2Dominion Group Limited. A2D Housing Options Limited also owns some of A2DG's properties.

A2DG sought tenders from suitably qualified and experienced suppliers to enter into a joint venture with A2DG and to manage the delivery of the Programme. A2DG anticipate that the joint venture will maintain at least 21,000 units (including c.17,750 homes of mixed tenure) in and around London. It is intended that present and future members of A2DG may utilise the contracts. The primary objective of the new arrangement will be to evolve A2DG's joint venture arrangements with a joint venture partner and transform the quality of services provided to customers.

The anticipated annual value of the joint venture arrangement is 16,700,000.00 GBP for the core services, which include responsive repairs, void refurbishment works, electrical testing and works resulting from fire risk assessments. Preventative maintenance works resulting from responsive repairs may also be undertaken.

A2DG will be able to provide services to the joint venture including back office services.

It is envisaged that the Partner will provide management services and various support services to the joint venture, which include, but are not limited to Health and Safety, HR and IT Solutions. The joint venture partner is also expected to take single-point responsibility for the delivery of the Programme and provide a duty of care in respect of the services.

The contracts have been entered into with the appointed provider under an initial period of 10 years and 6 months, with the option to extend up to a maximum duration of 26 years and 6 months.

II.2.5) Award criteria

Quality criterion - Name: Quality Weighting / Weighting: 70

Cost criterion - Name: Price Weighting / Weighting: 30

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 total Contract value of 575,000,000.00 is based on the maximum 26 years and 6 months and factors into account a level of growth, but excludes inflation over the term. The level of growth may include planned preventative works including cyclical decorations. The initial 10 years and 6 months equates to an approximate Contract value of 225,000,000.00. All figures in this Notice include VAT.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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: [2022/S 000-019640](#)

Section V. Award of contract

Contract No

DN604932

Title

A2Dominion Housing Maintenance Joint Venture for the London Region

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 October 2023

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Mears Limited

1390 Montepellier Court, Gloucester Business Park

Brockworth, Gloucester

AL7 3UQ

Email

bid.admin@mearsgroup.co.uk

Telephone

+44 7595216768

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £575,000,000

Total value of the contract/lot: £575,000,000

Section VI. Complementary information

VI.3) Additional information

The total Contract value of 575,000,000.00 is based on the maximum 26 years and 6 months and factors into account a level of growth, but excludes inflation over the term. The level of growth may include planned preventative works including cyclical decorations. The initial 10 years and 6 months equates to an approximate Contract value of 225,000,000.00. All figures in this Notice include VAT.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Royal Courts of Justice, The Strand

London

W2 2LL

Country

United Kingdom

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

