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Tender

## **Home Group - Northern Home Counties Repairs, Maintenance and Compliance Contract**

Home Group Limited

F02: Contract notice

Notice identifier: 2021/S 000-032241

Procurement identifier (OCID): ocids-h6vhtk-030568

Published 23 December 2021, 3:09pm

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

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

Home Group Limited

2 Gosforth Park Way, Gosforth Business Park

Newcastle upon Tyne

NE12 8ET

#### **Contact**

Sarah Roberts

#### **Email**

[sarah.roberts@homegroup.org.uk](mailto:sarah.roberts@homegroup.org.uk)

#### **Telephone**

+44 7710711653

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.homegroup.org.uk>

Buyer's address

<http://www.homegroup.org.uk/Pages/default.aspx>

**I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=249a9969-6c62-ec11-8110-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=249a9969-6c62-ec11-8110-005056b64545>

**I.4) Type of the contracting authority**

Regional or local Agency/Office

**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**

Home Group - Northern Home Counties Repairs, Maintenance and Compliance Contract

Reference number

DN588722

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

- 45300000 - Building installation work

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

Works

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

Home Group is seeking expressions of interest from suitably qualified and experienced Contractors for the delivery of responsive repairs, void property works, planned works and compliance works (including building safety and fire safety works) to its circa 6,000 properties in the Northern Home Counties. The contract will be awarded to a single Contractor and run for an initial period of 10 years with the option to extend it by up to five years to a total Contract Term of 15 years. The contract will have provision to include additional workstreams over the Contract Term. Home Group intends to utilise either a Joint Venture Company or a Wholly Owned Subsidiary model for the delivery of the contract, further details of which are contained in the "Alternative Delivery Model Contract Structure" section of the Descriptive Document

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

Value excluding VAT: £250,000,000

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

This contract is divided into lots: No

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

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

- 31518200 - Emergency lighting equipment
- 31527260 - Lighting systems
- 31625000 - Burglar and fire alarms
- 33196200 - Devices for the disabled
- 34928510 - Street-lighting columns
- 44115500 - Sprinkler systems
- 44480000 - Miscellaneous fire-protection equipment
- 45232452 - Drainage works
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45262660 - Asbestos-removal work
- 45310000 - Electrical installation work
- 45331100 - Central-heating installation work
- 45343100 - Fireproofing work
- 45343230 - Sprinkler systems installation work
- 45350000 - Mechanical installations
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421132 - Installation of windows
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services

- 71317200 - Health and safety services
- 90650000 - Asbestos removal services
- 90922000 - Pest-control services
- 92222000 - Closed circuit television services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKJ11 - Berkshire
- UKJ13 - Buckinghamshire CC

Main site or place of performance

Essex, Hertfordshire, Bedfordshire, Berkshire and Buckinghamshire

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

Home Group is seeking expressions of interest from suitably qualified and experienced Contractors for the delivery of responsive repairs, void property works, planned works and compliance works (including building safety and fire safety works) to its circa 6,000 properties dispersed throughout Essex, Hertfordshire, Bedfordshire, Buckinghamshire and Berkshire. The properties are a mixture of tenures consisting of general needs, market rented, leasehold and shared ownership. Home Group have an active development programme within the contract area and additional properties may be added to the contract as they come out of their defects liability periods. In addition, Home Group may also add properties from adjoining areas into the scope of the contract at their discretion.

The Contract will be awarded for an initial period of 10 years, with the option to extend until 26th October 2037 at Home Group's sole discretion. Although initially centred on the delivery of repairs, voids, compliance and planned works the contract has the provision to add in multiple additional workstreams during its term including (but not limited to) commercial boiler maintenance, cyclical maintenance services, building safety works, fire safety works and retrofit renewable technologies as set out in the procurement documents.

The value of the core services (i.e. those services included in scope from contract commencement) is circa £6.1 million per annum and the total potential value of the contract with all options included is circa £250m over the whole term (including all

possible extensions to 2037).

Home Group intends to utilise either a Joint Venture Company or a Wholly Owned Subsidiary model for the delivery of the contract. The contractual structure of these two potential options is explained in more detail in the "Alternative Delivery Model Contract Structure" section of the Descriptive Document (Section 3.4).

The procurement is being undertaken using a "Competitive Dialogue" procedure (in accordance with Regulation 30 of the Public Contracts Regulations 2015). Under the first stage of the process, bidders are required to complete a Selection Questionnaire ("SQ Stage") and associated appendices. Following evaluation of submitted SQs, Home Group anticipates inviting six bidders to participate in the second stage of the process and submit "Detailed Solutions" ("ISDS" Stage), following which it will shortlist bidders to participate in Competitive Dialogue ("CD" Stage) and submit Final Tenders ("ISFT" Stage). Full details of the requirements, the evaluation criteria and how to participate are included in the procurement documents, and a summary is provided in the Descriptive Document.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

#### **II.2.6) Estimated value**

Value excluding VAT: £250,000,000

#### **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: Yes

**II.2.11) Information about options**

Options: Yes

Description of options

The initial term of the contract will be 10 years. This may be extended for a further 5 years at Home Group's sole discretion and as detailed further in the procurement documents.

**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**

Prospective bidders should note that TUPE will apply to the contract and are advised to seek their own independent advice in relation to the implications of TUPE.

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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 detailed 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.2.3) 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.1.8) 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

25 January 2022

Local time

12:00pm

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

7 February 2022

#### **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**

Home Group reserves the right to cancel the procurement and not to proceed with the long term Contract at any stage of the procurement process. Home Group also reserves the right not to award a contract. Home Group will not be liable for any costs incurred by those expressing an interest or tendering for this contract.

The contract value is anticipated to be at least £6.1m per annum initially (with at least £2.5m annually of this for planned works) across the entire optioned contract duration of 15 years. This is based on an estimate of the value of repairs, voids, compliance services and planned works; without allowance for price indexation or stock growth through the new build programme and is set out further in the procurement documents.

In the event that Home Group elects to include the additional services referred to in section

11.2.4 of this Contract Notice, it is anticipated that the estimated value of the contract will be up to £250m (based on an estimation of the potential value of the additional services which may come into scope and on a worked example of when they may commence including indexation)

Home Group is procuring a single Contract in a single Lot to gain the commercial efficiencies of a single contractor and to enable the creation of a Joint Venture Company or Wholly Owned Subsidiary. The award criteria questions and weightings will be provided in the ISDS documentation.

All parties who register an interest in bidding for the contract will be sent a formal invite to a Supplier Briefing event (to be held on MS Teams) via the procurement portal. A copy of the presentation(s) from the event and a summary of any questions/answers from the session will be issued to all bidders via the portal.

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

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom