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Planning

## **Cyclical Redecorations and Makeovers**

HOUSING 21

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-035060

Procurement identifier (OCID): ocids-h6vhtk-038c9d

Published 12 December 2022, 12:47pm

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

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

HOUSING 21

Tricorn House,51-53 Hagley Road

BIRMINGHAM

B168TP

#### **Contact**

Manjeet Sandhu

#### **Email**

[manjeet.sandhu@housing21.org.uk](mailto:manjeet.sandhu@housing21.org.uk)

#### **Fax**

+44 03007901193

#### **Country**

United Kingdom

**Region code**

UKG31 - Birmingham

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.housing21.org.uk/>

**I.3) Communication**

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

<https://login.bipsolutions.com/>

Additional information can be obtained from the above-mentioned address

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

Other type

Not for profit Housing association

**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**

Cyclical Redecorations and Makeovers

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

- 45400000 - Building completion work

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

Works

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

Thank you for your interest in this contract opportunity.

Housing 21 is a leading, not for profit provider of Retirement Housing and Extra Care for older people of modest means. We operate in nearly 200 local authority areas, managing around 20,000 Retirement and Extra Care Living properties and providing over 42,000 hours of social care each week.

<https://www.housing21.org.uk/about-us/our-services/>

We have two distinct service offers to customers:

- Extra Care Living: Extra Care Living provides care for older people in a housing setting, enabling them to retain the independence of their own home with the reassurance of having care workers on-site 24/7. Extra Care is a positive alternative to residential care, often allowing couples to stay together when their care needs vary.
- Retirement Living: Retirement Living offers older people the opportunity to remain independent in their own home but in a community setting with people of a similar age and with the added benefit of support from a dedicated Court Manager. Highly valued by our residents, Court Managers are a vital component of our offer. They provide advice and arrange help if required, as well as managing the building and associated services.

Works to be tendered include, painting, plastering, general building works, wood work, general electrical, scaffolding and wall papering

The contract term is five years with the option of a three year extension, the contract value

below includes a 20% increase as Housing 21 is increasing size due to new developments and new acquisitions.

See section VI (complementary information) for further information.

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

Value excluding VAT: £17,600,000

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

This contract is divided into lots: No

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

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

- 45400000 - Building completion work

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

Over 450 courts throughout England.

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

An open tender procedure.

### **II.3) Estimated date of publication of contract notice**

13 December 2022

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

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## Section VI. Complementary information

### VI.3) Additional information

#### 1. NOTIFICATION SUMMARY

This notification is issued prior to the publication of the Housing 21 Redecorations (makeovers) tender. The Invitation to tender relates to the redecoration across all Housing 21 locations in England. Housing 21 intention is to provide potential bidders with advance notice of the tender opportunity. See below overview of Housing 21 and the tendering opportunity.

#### 2. HOUSING 21 INTRODUCTION

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#### 3. TENDER OVERVIEW

Housing 21 will be conducting a one stage tender exercise to achieve the following objectives:

- Opportunity to access localised contractors completing redecoration services.

- Award a five-year contract with the option for a three-year extension (5+3).
- Ensure suppliers selected have the capacity to complete redecoration services on an Adhoc basis.
- Ensure H21 quality requirements are achieved throughout the contract term.
- All contractors are SSIP accredited through SafeContractor or Chas (advanced), or a similar SSIP accredited body.
- All suppliers are developing sustainability initiatives to reduce their carbon footprint.

Housing 21 welcomes tenders from local small medium enterprises in order reduce its environmental impact and promote local employment. The tender will be split across approximately 46 counties, only one contractor will be successful for each county. The maximum counties awarded to one supplier is 7, Housing 21.

Contractors may bid for all counties, however, Housing 21 reserve the right to award any one contractor between 4-10 counties but reserve the right to alter this number in line with competition outcome; The object being to maximise contractor availability and provide a range of capable contractors to support the contract.

Housing 21 may award a minimum of 2 contractors per county but reserve the right to alter this number in line competition outcome if in the best interest of the organisation, the most economically advantageous supplier per county will be selected.

The expected tender dates are detailed below, however these are subject to change.

Step Proposed Date

Publish PPN (Prior information notice) 13.12.2022

Top tips for tendering session 13.01.2023

ITT Publication 16.01.2023

ITT Deadline 14.02.2023

Evaluation Concluded 10.03.2023

Contract Authorisation 17.03.2023

Standstill notification 21.03.2023-31.03.2023

Section 20 letters to H21 residents April 2023

Contract completion May 2023

Contract Start Date May 2023

In the event you are interested in this tender opportunity and the Top Tips for Tendering session please e-mail [Manjeet.sandhu@housing21.org.uk](mailto:Manjeet.sandhu@housing21.org.uk) with your expression of interest (provide your e-mail address, company name, job title).

If you would like to discuss this opportunity further, please contact Manjeet Singh Sandhu using the contact details below.

#### 4. TOP TIPS FOR TENDERING

It is important for Housing 21 to make sure suppliers are aware of how to apply for public sector contracts, this not only supports Housing 21 approach to market, but also allows suppliers access to tendering opportunities.

Housing 21 will be arranging for a Top Tips for Tendering session; the session will last approximately 30 minutes and allow for questions at the end. The session will include:

- An overview of the redecorations tender.
- An overview of public sector contracts.
- The different types of tenders in the public sector.
- Where to locate contracts.

The session will take place on the following date 11:00 Friday 13th January 2023. Please e-mail [Manjeet.Sandhu@housing21.org.uk](mailto:Manjeet.Sandhu@housing21.org.uk) as soon as possible to register your interest.

Kind regards

Manjeet Singh Sandhu

Senior Procurement Business Partner

[Manjeet.sandhu@housing21.org.uk](mailto:Manjeet.sandhu@housing21.org.uk)

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