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Tender

## **Planned and Responsive Works Framework - South-East England**

Places for People Group Limited

F02: Contract notice

Notice identifier: 2022/S 000-035191

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

Published 13 December 2022, 12:05pm

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

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

Places for People Group Limited

4 The Pavilions, Portway, Preston

Preston

PR2 2YB

#### **Contact**

Craig Ainscow

#### **Email**

[purchasing@placesforpeople.co.uk](mailto:purchasing@placesforpeople.co.uk)

#### **Telephone**

+44 1772897314

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

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

Buyer's address

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

**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-Preston:-Construction-work./V74879JFC9>

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/UK-title/V74879JFC9>

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**

Planned and Responsive Works Framework - South-East England

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

- 45000000 - Construction work

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

Works

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

Places for People wishes to establish a framework agreement for a 3-year duration with an option to extend for two further 1 year periods.

Contractors are invited to apply for up to four regional lots across South East England for construction works and services as defined by the NUTS and CPV. Projects for five other regional frameworks will be advertised separately.

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

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

Value excluding VAT: £25,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

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

#### **II.2.1) Title**

Sub - region 1

Lot No

1

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

- 45300000 - Building installation work
- 45320000 - Insulation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

**SOUTH EAST (ENGLAND)**

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 3,310 properties in the CO, IP and NR postcode regions.

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock.

There are currently 3 different categories for the stock included within the framework:

a)“Core” stock

PFP’s “Core” stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP’s affordable housing stock.

Core stock may change over time as Places Management’s team changes.

For PFP’s Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

b)“Non-Core” stock

PFP’s “Non-Core” stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP’s overall affordable housing stock.

Non-Core stock may change over time as Places Management’s team changes.

For PFP’s Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions.

c)Third Party owned stock

PFP’s Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP’s contractual commitments change.

## **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: £3,500,000

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

Duration in months

60

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of upto 24 months in accordance with the terms set out in the framework

agreement

#### **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://placesforpeople.delta-sourcing.com/respond/V74879JFC9>

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

### **II.2.1) Title**

Sub region 2

Lot No

2

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

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 9,852 properties in the AL, CB, CM, HP, LU, MK, PE and SG postcode regions.

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock.

There are currently 3 different categories for the stock included within the framework:

a) "Core" stock

PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock.

Core stock may change over time as Places Management's team changes.

For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

b) "Non-Core" stock

PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock.

Non-Core stock may change over time as Places Management's team changes.

For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions.

c) Third Party owned stock

PFP's Third Party owned stock is any housing stock forming part of the framework which



is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

#### **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: £10,000,000

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

Duration in months

60

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of up to 24 months in accordance with the terms set out in the framework

agreement

#### **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) Description**

### **II.2.1) Title**

Sub-region 3

Lot No

3

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

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 3,552 properties in the BR, CR, E, EN, GU, HA, IG, KT, N, NW, RM, SE, SL, SM, SW, TW, UB, W and WD postcode regions.

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock.

There are currently 3 different categories for the stock included within the framework:

a) "Core" stock

PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock.

Core stock may change over time as Places Management's team changes.

For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

b) "Non-Core" stock

PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock.

Non-Core stock may change over time as Places Management's team changes.

For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions.

c) Third Party owned stock

PFP's Third Party owned stock is any housing stock forming part of the framework which

is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

#### **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: £8,000,000

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

Duration in months

60

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of up to 24 months in accordance with the terms set out in the framework

agreement

#### **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) Description**

### **II.2.1) Title**

Sub-region 4

Lot No

4

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

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SOUTH EAST (ENGLAND)

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

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 3,009 properties in the BN, CT, DA, ME, SS and TN postcode regions.

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock.

There are currently 3 different categories for the stock included within the framework:

a) "Core" stock

PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock.

Core stock may change over time as Places Management's team changes.

For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

b) "Non-Core" stock

PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock.

Non-Core stock may change over time as Places Management's team changes.

For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions.

c) Third Party owned stock

PFP's Third Party owned stock is any housing stock forming part of the framework which

is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

#### **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: £3,500,000

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

Duration in months

60

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Contracting Authority has an option to extend the duration of the framework agreement by a further period of up to 24 months in accordance with the terms set out in the framework agreement

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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

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## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Places for People recognises the considerable investment in infrastructure, equipment and people, process and systems required to create and manage the expert, local and responsive supply chains to operate this framework. An initial term of 36 months will only be extended by up to 24 months in accordance with the terms and conditions as set out in the procurement documentation.

#### **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



24 January 2023

Local time

12:00pm

**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)

**IV.2.7) Conditions for opening of tenders**

Date

24 January 2023

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

Under the Public Services (Social Value) Act 2012 the contracting authority must consider:

- (a) How what is proposed to be procured might improve the economic, social and environmental well-being of the area where it exercises its functions; and
- (b) How, in conducting the process of procurement, it might act with a view to securing that improvement.

Accordingly, the subject matter of the framework agreement has been scoped to take into account the priorities of the contracting authority relating to economic, social and environmental well-being. These priorities are described in the procurement documents.

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

<https://placesforpeople.delta-esourcing.com/tenders/UK-UK-Preston:-Construction-work./V74879JFC9>

To respond to this opportunity, please click here:

<https://placesforpeople.delta-esourcing.com/respond/V74879JFC9>

GO Reference: GO-20221213-PRO-21726680

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

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

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom

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

High Court of England and Wales

Royal Courts of Justice, 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 standstill period following the award of the framework agreement and conduct itself in respect of any appeals 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