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Tender

Planned Investment and Major Works

The Guinness Partnership Limited

F02: Contract notice

Notice identifier: 2024/S 000-035782

Procurement identifier (OCID): ocds-h6vhtk-04b400

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Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Limited

7th Floor, 350 Euston Road

London

NW1 3AX

Contact

Procurement

Email

procurement@guinness.org.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

I.3) Communication

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

<https://supplierlive.proactisp2p.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/>

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

Planned Investment and Major Works

Reference number

DN2690

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Guinness Partnership Limited are intending to enter into contract with regional contractors to deliver its Planned Investment and Major Works programmes for our portfolio of properties over a period of up to 15 years in length.

The contracts will be divided into the following geographical regions -

- North West and Greater Manchester
- Yorkshire, Humberside, East Midlands
- Home Counties
- South East & Coast and Greater London
- South West

The properties in these areas cover a mix of general needs, supported housing and leaseholder/shared ownership properties, and are a mixture of archetypes but mostly flats and houses.

The Guinness Partnership Limited is conducting this procurement on behalf of itself and all of

its group entities including, but not limited to, Shepherds Bush Housing Association and any further group entities referenced in the procurement documents.

Appointed contractors in each of the regions will be required to carry out planned investment works that will include, but not be limited to, kitchen and bathroom replacements, roofing repairs and renewals, electrical works, external and internal decorations, structural repairs, window replacements and repairs, de-carbonisation, sustainability and retrofit works, disrepair works, large reactive repairs and major voids, and building and fire safety works. Additional details around the scope and scale of the works are available in the procurement documents.

II.1.5) Estimated total value

Value excluding VAT: £1,015,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 4

II.2) Description

II.2.1) Title

North West and Greater Manchester

Lot No

1

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 31625200 - Fire-alarm systems
- 42511110 - Heat pumps
- 44115500 - Sprinkler systems
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts

- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

The Guinness Partnership Limited (TGPL) wishes to appoint a contractor to deliver planned investment and major works to approximately 20,000 properties we own and manage in the North West of England and Greater Manchester. These properties a mix of general needs, supported housing and leaseholder/shared ownership properties, and are a mixture of archetypes but mostly flats and houses.

Further details on the scale and scope of works as well as information around the property locations and concentrations are available in the procurement documents.

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: £320,000,000

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.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Guinness Partnership shall incorporate into the contract terms the right to extend each contract to cover other regions in the event of contractor failure in those regions. In addition, properties that become part of Guinness's portfolio that currently fall outside of the existing regional structure may be added throughout the contract duration.

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

Yorkshire, Humberside, and East Midlands

Lot No

2

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 31625200 - Fire-alarm systems
- 42511110 - Heat pumps
- 44115500 - Sprinkler systems
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

The Guinness Partnership Limited (TGPL) wishes to appoint a contractor to deliver planned investment and major works to approximately 11,000 properties we own and manage in Yorkshire, Humberside, and East Midlands. These properties are a mix of general needs, supported housing and leaseholder/shared ownership properties, and are a mixture of archetypes but mostly flats and houses.

Further details on the scale and scope of works as well as information around the property locations and concentrations are available in the procurement documents.

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: £155,000,000

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.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Guinness Partnership shall incorporate into the contract terms the right to extend each contract to cover other regions in the event of contractor failure in those regions. In addition, properties that become part of Guinness's portfolio that currently fall outside of

the existing regional structure may be added throughout the contract duration.

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

Home Counties

Lot No

3

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 31625200 - Fire-alarm systems
- 42511110 - Heat pumps
- 44115500 - Sprinkler systems
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKH - East of England

II.2.4) Description of the procurement

The Guinness Partnership Limited (TGPL) wishes to appoint a contractor to deliver planned investment and major works to approximately 9,000 properties we own and manage in the Home Counties. These properties a mix of general needs, supported

housing and leaseholder/shared ownership properties, and are a mixture of archetypes but mostly flats and houses.

Further details on the scale and scope of works as well as information around the property locations and concentrations are available in the procurement documents.

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: £110,000,000

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.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Guinness Partnership shall incorporate into the contract terms the right to extend each contract to cover other regions in the event of contractor failure in those regions. In addition, properties that become part of Guinness's portfolio that currently fall outside of the existing regional structure may be added throughout the contract duration.

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

South East & Coast and Greater London

Lot No

4

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 31625200 - Fire-alarm systems
- 42511110 - Heat pumps
- 44115500 - Sprinkler systems
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

The Guinness Partnership Limited (TGPL) wishes to appoint a contractor to deliver planned investment and major works to approximately 19,000 properties we own and manage in the South East & Coast and Greater London. These properties a mix of general needs, supported housing and leaseholder/shared ownership properties, and are a mixture of archetypes but mostly flats and houses.

Further details on the scale and scope of works as well as information around the property locations and concentrations are available in the procurement documents.

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: £260,000,000

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.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Guinness Partnership shall incorporate into the contract terms the right to extend each contract to cover other regions in the event of contractor failure in those regions. In addition, properties that become part of Guinness's portfolio that currently fall outside of the existing regional structure may be added throughout the contract duration.

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

South West

Lot No

5

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 31625200 - Fire-alarm systems
- 42511110 - Heat pumps
- 44115500 - Sprinkler systems
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

II.2.4) Description of the procurement

The Guinness Partnership Limited (TGPL) wishes to appoint a contractor to deliver planned investment and major works to approximately 11,000 properties we own and manage in the South West of England. These properties a mix of general needs, supported housing and leaseholder/shared ownership properties, and are a mixture of archetypes but mostly flats and houses.

Further details on the scale and scope of works as well as information around the property locations and concentrations are available in the procurement documents.

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: £170,000,000

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.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Guinness Partnership shall incorporate into the contract terms the right to extend each contract to cover other regions in the event of contractor failure in those regions. In addition, properties that become part of Guinness's portfolio that currently fall outside of the existing regional structure may be added throughout the contract duration.

II.2.13) Information about European Union Funds

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

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

13 December 2024

Local time

5:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom