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Contract

Town and Country Housing - Housing Maintenance Joint Venture

Town and Country Housing

F03: Contract award notice

Notice identifier: 2022/S 000-036215

Procurement identifier (OCID): ocids-h6vhtk-02d372

Published 21 December 2022, 2:24pm

Section I: Contracting authority

I.1) Name and addresses

Town and Country Housing

Monson House, Monson Way

Tunbridge Wells

TN1 1LQ

Contact

Mathew Baxter

Email

tch@echelonconsultancy.co.uk

Telephone

+44 1707339800

Country

United Kingdom

Region code

UKJ4 - Kent

Internet address(es)

Main address

www.tchq.org.uk

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

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**

Town and Country Housing - Housing Maintenance Joint Venture

Reference number

Ech 1091

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Town and Country Housing ("TCH") sought Tenders from suitably skilled and experienced suppliers to become a Joint Venture Partner and enter into a Maintenance Agreement with the Joint Venture Company for its delivery of repairs, maintenance and planned improvement works to the Town and Country Housing stock portfolio. The contracts have been entered into with the appointed supplier under an initial period of 12 years and 5 months, with the option to extend until 31st March 2050 (27 years and 5 months in total) at TCH's sole discretion. TCH conducted the procurement pursuant to the Competitive Dialogue procedure.

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: £700,000,000

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
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45331100 - Central-heating installation work
- 45343100 - Fireproofing work
- 45343230 - Sprinkler systems installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 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
- 45450000 - Other building completion work

- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50232100 - Street-lighting maintenance services
- 50413200 - Repair and maintenance services of firefighting equipment
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50870000 - Repair and maintenance services of playground equipment
- 71317200 - Health and safety services
- 79512000 - Call centre
- 90650000 - Asbestos removal services
- 90922000 - Pest-control services
- 92222000 - Closed circuit television services

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent
- UKJ2 - Surrey, East and West Sussex
- UK - United Kingdom

Main site or place of performance

Kent

II.2.4) Description of the procurement

Town and Country Housing ("TCH") sought Tenders from suitably skilled and experienced

suppliers to become a Joint Venture Partner and enter into a Maintenance Agreement with the Joint Venture Company for its delivery of repairs, maintenance and planned improvement works to the Town and Country Housing stock portfolio. The contracts have been entered into with the appointed supplier under an initial period of 12 years and 5 months, with the option to extend until 31st March 2050 (27 years and five months) at TCH's sole discretion. The value of the contract to be awarded is ~£158m (ex VAT and inflation) and reflects the core services to be delivered under the contract from the commencement date throughout the initial term of the contract. In the event that TCH elects to include the additional services (as set out in the original tender documents) and opts to extend the contract for its maximum possible duration, the total possible value of the contract is £700m (based on an estimation of the potential value of the additional services which may come into scope across the maximum possible duration of the contract, and on a worked example of when the additional services may commence; including an estimate for inflation).

TCH conducted the procurement pursuant to the Competitive Dialogue procedure.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

The initial term of the arrangement will be 12 years and 5 months, extendable by a further 15 years at the client's sole discretion and as set out 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

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: [2021/S 000-019459](#)

Section V. Award of contract

Contract No

1

Title

Town and Country Housing Group - Housing Maintenance Joint Venture

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

17 November 2022

V.2.2) Information about tenders

Number of tenders received: 9

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

V.2.3) Name and address of the contractor

Fortem Solutions Limited

Keynes House, Tilehouse Street

Hitchin

SG5 2DW

Email

geoff.parkinson@fortem.co.uk

Country

United Kingdom

NUTS code

- UKH23 - Hertfordshire

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: £158,000,000

Total value of the contract/lot: £700,000,000

Section VI. Complementary information

VI.3) Additional information

In the event that TCH elects to include the additional services referred to in section II.2.4 of this Contract Notice, the estimated value of the contract set out in the Contract Notice was £700m (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)

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 observed a 10-day stand still period following the award of the contract and conducted 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