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Tender

Strategic Delivery Partner for Housing

Thurrock Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-036922

Procurement identifier (OCID): ocds-h6vhtk-0425ef

Published 15 December 2023, 11:17am

Section I: Contracting authority

I.1) Name and addresses

Thurrock Borough Council

Civic Offices, New Road

Grays

RM17 6SL

Contact

Shelley Wood

Email

shelley.wood@lumensol.co.uk

Telephone

+44 7342933523

Country

United Kingdom

NUTS code

UKH32 - Thurrock

Internet address(es)

Main address

www.thurrock.gov.uk

I.3) Communication

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

<https://in-tendhost.co.uk/thurrockcouncil.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Strategic Delivery Partner for Housing

Reference number

PS/2023/164

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Thurrock Council are seeking to procure a suitable provider to act as Strategic Delivery Partner for Housing. The Contract Term is for an initial term of 10 years with two potential extension periods of five (5) years each. The maximum Contract Term is 20 years.

II.1.5) Estimated total value

Value excluding VAT: £1,082,110,000

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
- 51700000 - Installation services of fire protection equipment

- 48000000 - Software package and information systems
- 79400000 - Business and management consultancy and related services
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 71000000 - Architectural, construction, engineering and inspection services
- 51100000 - Installation services of electrical and mechanical equipment
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKH32 - Thurrock

II.2.4) Description of the procurement

Thurrock are seeking expressions of interest from suitably skilled and experienced suppliers to be their Strategic Delivery Partner for Housing, the Tasks of this Contract are anticipated to comprise all the repairs, compliance and planned investment Tasks and services to the Thurrock housing stock (and designated corporate properties). Thurrock will require quality and cost to be managed principally by the Provider. Thurrock anticipates this can unlock savings through removing duplication between a traditional client and contractor relationship. Day to day management and responsibility for the Tasks will sit with the Provider, with Thurrock providing oversight, standards and policy, and necessary approvals. The successful Provider will enter into a TAC-1 Terms Alliance Contract (with break clauses) for an initial term of 10 years, with 2 possible extensions of 5 years each. Thurrock are following the competitive dialogue procurement procedure in accordance with the Public Contracts Regulations 2015. Following completion of the Selection Questionnaire and associated appendices prospective bidders will be shortlisted with six bidders anticipated being invited to submit outline solutions. Following evaluation of the quality proposals only, prospective bidders will again be shortlisted and invited to participate in dialogue with Thurrock. It is anticipated that three bidders will be invited. On completion of dialogue sessions the bidders will be invited to submit final Tenders for the full solution for evaluation. Full information can be found in attached tender documentation.

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: £1,092,900,000

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

Start date

28 February 2025

End date

27 February 2045

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

An initial term of 10 years with two potential extension periods of five (5) years each. The maximum Contract Term is 20 years.

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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Can be found within the Tender docs issued.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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 2024

Local time

12:00pm

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.3) Additional information

Thurrock reserves the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the services at its sole discretion. Thurrock shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with Thurrock shall be incurred entirely at that applicant's/tenderer's risk. Thurrock anticipates that the Transfer of Undertakings (Protection of Employment) Regulations 2006 may apply to the transfer of personnel from the incumbent contractor under this procurement. Thurrock's detailed requirements will be set out in the Contract Documents.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Email

na@na.com

Telephone

+44 2079476000

Country

United Kingdom

Internet address

<https://theroyalcourtsofjustice.com/>

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

Thurrock Borough Council shall incorporate a 10 calendar day standstill period starting the day after the date on which the award of the Contract is communicated to tenderers, allowing unsuccessful tenderers to seek further debriefing from the Council before the Contract is entered into.

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom