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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](mailto:shelley.wood@lumensol.co.uk)

#### **Telephone**

+44 7342933523

#### **Country**

United Kingdom

**NUTS code**

UKH32 - Thurrock

**Internet address(es)**

Main address

[www.thurrock.gov.uk](http://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

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## **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

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## **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

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## **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

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## **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](mailto: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