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Tender

Major Repair Works in Occupied Domestic Properties

Leeds City Council

F02: Contract notice

Notice identifier: 2024/S 000-037070

Procurement identifier (OCID): ocds-h6vhtk-04b6fc

Published 15 November 2024, 3:22pm

Section I: Contracting authority

I.1) Name and addresses

Leeds City Council

Civic Hall, 3rd Floor West,

Leeds

LS1 1UR

Contact

Samantha Dean

Email

samantha.dean@leeds.gov.uk

Telephone

+44 01133785963

Country

United Kingdom

Region code

UKE42 - Leeds

National registration number

171459162

Internet address(es)

Main address

<https://www.leeds.gov.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/104105>

I.3) Communication

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

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=87688&B=UK

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=87688&B=UK

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

Major Repair Works in Occupied Domestic Properties

Reference number

93277

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The works, identified during the course of legal claims for disrepair, comprise random repair and maintenance and remedial works to Council owned properties and their environments of which the majority will be occupied. Some repairs may need to be carried out to vacant Affected Properties where the tenants have been temporarily re-housed owing to the extent of the proposed works.

The Contractor should take account that these works are often undertaken within restricted timescales imposed by Court Orders, Injunctions and or legally enforceable agreements and that the execution of the work within these timescales is paramount.

Repair work to occupied properties shall generally be carried out by pre-arranged appointment, made by the Contractor in accordance with instruction from the Contract Administrator.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKE42 - Leeds

II.2.4) Description of the procurement

Leeds City Council has significant Housing stock of over 50,000. The council has a duty to ensure it has adequate resources to repair, maintain and improve its stock. This contract will give the Council adequate capacity to address the high volume of disrepair claims and support the council in the delivery of its strategic obligations of preventative maintenance and strategic disrepair prevention activity.

When a disrepair claim is submitted and the Council is subjected to legal action relating to the condition and this can obligate LCC to undertake remedial works and improvements to Council owned property. Such legal actions will necessitate the execution of works to Council owned property.

The works, identified during the course of legal claims for disrepair, comprise random repair and maintenance and remedial works to Council owned properties and their environments of which the majority will be occupied. Some repairs may need to be carried out to vacant Affected Properties where the tenants have been temporarily re-housed owing to the extent of the proposed works.

The Contractor should take account that these works are often undertaken within restricted timescales imposed by Court Orders, Injunctions and or legally enforceable agreements and that the execution of the work within these timescales is paramount.

Repair work to occupied properties shall generally be carried out by pre-arranged appointment, made by the Contractor in accordance with instruction from the Contract Administrator.

Leeds City Council have engaged separate Contractors to carry out repair and maintenance of gas appliances and heating installations in occupied dwellings.

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: £5,000,000

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

Start date

1 October 2025

End date

30 September 2028

This contract is subject to renewal

Yes

Description of renewals

upto 12 months extension may be offered

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

As outlined in:

- Cas Schedule Appendix 1
- Selection Stage Document

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.2.2) Contract performance conditions

As per Draft Tender Documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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

Envisaged maximum number of participants to the framework agreement: 6

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

8 January 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

3 February 2025

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: 3 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.4) Procedures for review

VI.4.1) Review body

High Court Justice

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

The contracting authority will operate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers to provide time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

Unsuccessful tenderers shall be notified by the contracting authority as soon as possible after the decision is made as to the reasons why they

were unsuccessful. The Public Contracts Regulations 2015 provide that aggrieved parties who have been harmed, or are at risk of harm, by breach of the rules are to take action in the High Court (England, Wales and Northern Ireland).