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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](mailto: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](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](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

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## **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

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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

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

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## **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)

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## **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).