

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/037115-2024>

Award

Delivery of Social Value through Collaborative Resourcing of Capital Works

STOCKPORT HOMES LIMITED

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-037115

Procurement identifier (OCID): ocds-h6vhtk-04b720

Published 15 November 2024, 6:54pm

Section I: Contracting authority/entity

I.1) Name and addresses

STOCKPORT HOMES LIMITED

Cornerstone, 2 Edward Street

STOCKPORT

SK1 3NQ

Contact

Joe Keating

Email

procurementshl@stockporthomes.org

Country

United Kingdom

Region code

UKD35 - Greater Manchester South East

Companies House

04521257

Internet address(es)

Main address

www.stockporthomes.org

Buyer's address

www.stockporthomes.org

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**

Delivery of Social Value through Collaborative Resourcing of Capital Works

Reference number

ITT2024-25 003

II.1.2) Main CPV code

- 80531000 - Industrial and technical training services

II.1.3) Type of contract

Services

II.1.4) Short description

Stockport Homes Limited and Three Sixty SHG Limited (together referred to as SHG) requires the provision of employment and training services, focussed on opportunities for employment and training (including pre-employment training, training and education in a classroom setting and on-the-job training) through work on SHG's void properties, capital works on SHG's housing stock and other work opportunities. This opportunity encompasses the employment and training services (and other social, economic and environmental objectives) alongside the works requirements.

CPV codes:

45000000

45100000

45300000

45400000

80000000

80500000

80531000

80550000

50700000

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £6,250,000 / Highest offer: £10,000,000 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 50700000 - Repair and maintenance services of building installations
- 80000000 - Education and training services

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

Stockport Homes is an arm's length management organisation formed in 2005 to manage housing stock across Stockport on behalf of Stockport Council.

Stockport Homes stated aims are to:

- * Ensure customer feedback is at the heart of how we deliver exceptional services to our customers
- * Build and manage safe homes and communities for now and the future
- * Work with our partners across Stockport to ensure opportunities for everyone are available
- * Grow our business to be able to invest in essential and transformational services for customers
- * Take responsibility for driving change locally, regionally and nationally to improve standards in social housing
- * Support and invest in our colleagues as a great place to work

In addition, within the SHG Group Structure, the Subsidiary Company Aims relating to this opportunity are:

Three Sixty:

- * Provide a high quality, innovative service resulting in an exceptional customer experience
- * Generate a profit which is used to deliver real social value

- * Be an employer of choice, attracting and retaining the best talent
- * Reduce the inequality that exists within construction and society at large
- * Deliver low carbon and environmental best practice through all operations

SKYlight (Community Benefit Society):

- * Supporting people into employment, relieving poverty, relieving food poverty and developing digital skills
- * Supporting customers in local communities and delivering support services to help people live independently
- * Empowering communities to develop networks of support, including targeted work with people who may experience disadvantage such as people with disabilities, from ethnic minority communities and those with complex needs
- * Working in partnership to reduce demand on statutory services; and supporting the development of the third sector, ensuring additional resources and services are secured

Stockport Homes is committed to:

(a) maximising the employment, skills and training opportunities for residents of the Borough and for Stockport Homes' customers; and

(b) ensuring that the outcomes from employment, skills and training opportunities are realistic, tailored and sustained.

SHG is seeking to appoint a suitably qualified supplier for an innovative contract for the provision of training services and related job opportunities and related social, economic and environmental impact, to be delivered through the medium of capital works to the Group's housing portfolio.

The primary aims of the proposed contract will be to:

(a) seek to promote social justice;

(b) tackle poverty;

(c) address inequalities; and

(d) address climate change.

Through this contract SHG requires the provision of:

(a) employment and training services, focussed on creating and sustaining opportunities for employment and training (including pre-employment training, training and education in a classroom setting and on-the-job training) within the area; alongside

(b) delivery of general refurbishment works on Stockport Homes' void properties to an agreed standard, capital works on Stockport Homes' housing stock (which may include roofline / fencing / general repairs / damp, mould and condensation works) and other works / project opportunities as they arise.

The proposed employment and training services and the works, are expected to be provided in furtherance of the primary aims of the contract described above and keeping these primary aims in mind at all times.

CPV codes:

45000000

45100000

45300000

45400000

80000000

80500000

80531000

80550000

50700000

II.2.11) Information about options

Options: Yes

Description of options

Initial three year contract with option to extend by a further two years in two 12 month periods. Total allowable contract term five years.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

SHG is committed to maximising employment, skills and training opportunities for residents of the Borough, it's customers and particularly to ensuring outcomes from employment, skills and training opportunities are realistic, tailored and sustained. The primary aims of the proposed contract are to seek to promote social justice, tackle poverty, address inequalities and climate change and the services and works are provided in furtherance of these aims.

SHG requires the provision of employment and training services, focussed on opportunities for employment and training (including pre-employment training, training and education in a classroom setting and on-the-job training) through work on SHG's void properties, capital works on SHG's housing stock and other works opportunities.

SHG issued a prior information notice (PIN) on Find a Tender (ref 2024/S 000-029661) to seek expressions of interest in an integrated works and services contract providing vocational training services (including delivery of the above employment and training outcomes) through the medium of construction works as described above.

Economic operators that expressed an interest were asked to provide information on their experience and expertise in providing the above-described integrated works and services, or similar, by responding to a questionnaire.

Questionnaire responses sought to understand the extent to which economic operators were capable of delivering social value outcomes through integrated works and training and employment services together, with an understanding of the needs to ensure health and safety and other regulatory requirements were met in the delivery of works, alongside appropriate safeguarding of SHG' customers when works are delivered to occupied properties, while simultaneously providing successful social value outcomes in particular for beneficiaries of the training and employment services.

Responses to the PIN demonstrated that economic operators were capable of delivery of

parts only of SHG's stated requirements. SHG's review of responses received to the PIN concluded that the integrated works and services can be supplied by one economic operator. Only one response to the PIN demonstrated an ability to deliver both works and services together in an integrated manner which is critical to the delivery of the social value outcomes.

SHG has determined that a procedure under regulation 32 of the Public Contracts Regulations 2015 (use of the negotiated procedure without prior publication) is required to enable SHG to negotiate an integrated services and works contract with the single economic operator. SHG considers that the negotiated procedure without prior publication is required under the following grounds:

- regulation 32(2)(b)(ii) (the works and services can be supplied only by a particular economic operator because competition is absent for technical reasons): the outcome of market testing demonstrates that competition is absent for technical reasons, that particularly there is only one economic operator with the expertise to deliver against SHG's requirements. Delivery of either (i) employability and training services or (ii) construction works in isolation does not achieve SHG's objectives, only one economic operator could deliver all SHG's requirements in an integrated fashion; and

- regulation 32(2)(b)(iii) (the works and services can be supplied only by a particular economic operator to ensure the protection of exclusive rights, including intellectual property rights): the identified economic operator has intellectual property rights in its delivery model that are required to be protected.

SHG requires an integrated approach to works and services delivery to achieve its stated social value outcomes. No reasonable alternative or substitute exists to deliver against SHG's requirements, the absence of competition is not the result of an artificial narrowing down of the parameters of the procurement.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Contract No

ITT2024-25 003

Title

Delivery of Social Value through Collaborative Resourcing of Capital Works

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

15 November 2024

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

B4Box Limited

B4Box Community College, Wharf Street,

Stockport

SK4 1UD

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

06471949

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Lowest offer: £6,250,000 / Highest offer: £10,000,000 taken into consideration

Section VI. Complementary information

VI.3) Additional information

Prior Information Notice (PIN) relating to this opportunity published 17 September 2024 on Find a Tender.

Notice reference: 2024/S 000-029661

It is Stockport Homes intention to enter into negotiations with the chosen supplier following a standstill period of 10 days beginning the day after the publication of the VEAT notice.

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

<https://www.judiciary.uk/courts-and-tribunals/high-court/>