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Contract

Procurement Frameworks for RBKC Housing Management - Construction Professional Services

The Royal Borough of Kensington and Chelsea

F03: Contract award notice

Notice identifier: 2024/S 000-037315

Procurement identifier (OCID): ocds-h6vhtk-03ae8f

Published 19 November 2024, 10:32am

Section I: Contracting authority

I.1) Name and addresses

The Royal Borough of Kensington and Chelsea

Town Hall, Hornton Street

London

W8 7NX

Email

HM-procurement@rbkc.gov.uk

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<http://www.capitalesourcing.com/>

Buyer's address

www.rbkc.gov.uk

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

Procurement Frameworks for RBKC Housing Management - Construction Professional Services

II.1.2) Main CPV code

- 71315200 - Building consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

Contract Award

As a landlord RBKC is responsible for the repair, maintenance and good management of its buildings and housing stock RBKC is proposing to establish framework agreements for the provision of professional services that will enable it to meet these obligations.

From time-to-time work is required to RBKC's buildings and estates, due to ordinary wear and tear, the finite lifespan of the relevant parts, for compliance with the most up to date standards and regulations, and to otherwise ensure that its housing stock is safe, well managed, in good condition, and meets the needs of residents. To facilitate this work, professional and specialist advice is required to support the internal delivery teams.

The proposed framework agreements are intended to ensure that when, during the coming years, RBKC finds that it is necessary to carry out works to a particular building or estate, arrangements will be in place to call-off and deliver the professional services that will support the safe, timely and cost-effective delivery of works.

RBKC intends that the use of these framework agreements will produce economies of scale and administrative efficiencies, that will enable it to achieve greater value for money for the Council, and for its leaseholders. To that end, RBKC has divided the procurement into multiple lots so as to mitigate risk, foster competition in the market by promoting tender participation from small and medium size enterprises, and avoid single-supplier dependency.

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £85,000,000

II.2) Description

II.2.1) Title

Multi-disciplinary Consultancy

Lot No

1

II.2.2) Additional CPV code(s)

- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off a range of multi-disciplinary construction professional services, to support a variety of projects in Housing Management. Most of the services called off and delivered under the framework agreement for this lot will relate to major works programmes to RBKC housing stock. Works arising from the issue of a typical call-off package might include but are not limited to the following:

- planned or cyclical maintenance including repairs and decorations of external fabric and internal communal areas. The scopes might also include various works to M&E elements, as part of wider major works packages;
- Internal works to tenants homes e.g. Kitchen and bathrooms replacements; and
- upgrades to fabric and services to meet the RBKC Net Zero commitments are to form part of these works.

Suppliers appointed to this lot will usually be required to take the role of lead consultant

managing overall service delivery, and other consultants as part of a wider project team.

Typical services delivered under this lot might include, but are not limited to:

Lead consultancy role

Project and Programme Management

Building surveying

Contract Administration/ Employers Agent

Quantity Surveying/Cost consultancy

Feasibility studies, options appraisals, site investigations, technical reports

Architectural and design services

Environmental and Sustainability consultancy

Building services (M&E) consultancy, including lifts

Civil and structural engineering

Principal Designer/CDM coordination

Landscaping design

Acoustic consultancy

Façade engineer

BIM consultancy (BIM Coordinator/Manager)

Building safety compliance (e.g. Asbestos, Fire Safety)

planned or cyclical maintenance including repairs and decorations of external fabric and internal communal areas. The scopes might also include various works to M&E elements, as part of wider major works packages

Internal works to tenants homes e.g. Kitchen and bathrooms replacements

upgrades to fabric and services to meet the RBKC Net Zero commitments are to form part of these works

This lot will usually take the role of lead consultant managing overall service delivery, and other consultants as part of a wider project team.

Typical services delivered under this lot might include but are not limited to:

Lead consultancy role

Project and Programme Management

Building surveying

Contract Administration/ Employers Agent

Quantity Surveying/Cost consultancy

Feasibility studies, options appraisals, site investigations, technical reports

Architectural and design services

Environmental and Sustainability consultancy

Building services (M&E) consultancy, including lifts

Civil and structural engineering

Principal Designer/CDM coordination

Landscaping design

Acoustic consultancy

Façade engineer

BIM consultancy (BIM Coordinator/Manager)

Building safety compliance (e.g. Asbestos, Fire Safety)

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 8%

Quality criterion - Name: Time, Cost & Quality / Weighting: 12%

Quality criterion - Name: Design Development / Weighting: 6%

Quality criterion - Name: Supply Chain Management / Weighting: 9%

Quality criterion - Name: Resident Engagement / Weighting: 8%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 5%

Quality criterion - Name: Sustainability / Weighting: 6%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Estimated Lot Value - : £40,000,000

II.2) Description

II.2.1) Title

Building Services Engineer (M&E Consultancy)

Lot No

2

II.2.2) Additional CPV code(s)

- 71334000 - Mechanical and electrical engineering services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established for this lot will be used by RBKC to access and call-off a range of Mechanical and Electrical Design Services on projects that typically involve:

- replacement or repair of any mechanical and electrical assets including but not limited to: heating systems, door entry systems, lifts, ventilation systems, gas and electrical supply and distribution, security and alarms, communications networks, pumps, tanks, fire detection and protection and lighting; and

- other works that must be completed on a regular basis e.g., servicing and testing requirements set out in law or maintenance terms where specialist input will be required.

The services required to be delivered under this lot will include

Technical advice

Specialist surveys

Feasibility studies

Specialist design

Technical specifications

Cost consultancy

Contract management

Project management

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 8%

Quality criterion - Name: Time, Cost & Quality / Weighting: 12%

Quality criterion - Name: Design Development / Weighting: 6%

Quality criterion - Name: Supply Chain Management / Weighting: 9%

Quality criterion - Name: Resident Engagement / Weighting: 8%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 5%

Quality criterion - Name: Sustainability / Weighting: 6%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £20,000,000

II.2) Description

II.2.1) Title

Structural Engineers

Lot No

3

II.2.2) Additional CPV code(s)

- 71312000 - Structural engineering consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services where any planned works may involve the expertise to investigate the structural elements to ensure structural integrity and building safety is maintained in line with current legislation.

Typical projects where the framework agreement under this lot may be required could include:

Structural remedial works e.g. adding wind posts to walkway parapets, remedial works following the subsidence and introduction of new movement joints to large areas of existing brickwork.

The services required to be delivered under this lot include:

Structural integrity tests, analysis, advice

Structural design and remedial specifications

Feasibility reports

Calculating the loads and stresses of the construction

Site surveys and investigations

Provide reasons for and solutions to cracking, other structural issues

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 8%

Quality criterion - Name: Time, Cost & Quality / Weighting: 12%

Quality criterion - Name: Design Development / Weighting: 8%

Quality criterion - Name: Supply Chain Management / Weighting: 7%

Quality criterion - Name: Resident Engagement / Weighting: 8%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 6%

Quality criterion - Name: Sustainability / Weighting: 5%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £2,500,000

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Fire Engineer

Lot No

4A

II.2.2) Additional CPV code(s)

- 71317100 - Fire and explosion protection and control consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

Fire Safety - Consultancy / Fire Engineer

The framework agreement established under this lot will be used by RBKC to access and call-off specialist expertise in relation to the fire safety aspects of works to RBKC Housing property portfolio, to ensure the safety and regulatory compliance of the buildings.

The projects for which this framework agreement may be used might include design, specification development of the fire safety projects such as suppression systems fire alarms, detection systems, ventilation, means of escape, compartmentation strategies.

The services required to be delivered under this lot include:

FRAEW (PAS 9980)

Fire Compartmentation survey, Fire stopping inspections

Fire Strategy/Design development and review

Fire safety technical advice and guidance

Feasibility studies

Building safety case development/building safety act advice

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 7%

Quality criterion - Name: Time, Cost & Quality / Weighting: 12%

Quality criterion - Name: Design Development / Weighting: 8%

Quality criterion - Name: Supply Chain Management / Weighting: 7%

Quality criterion - Name: Resident Engagement / Weighting: 7%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 8%

Quality criterion - Name: Sustainability / Weighting: 5%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT £3,500,000

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Fire Risk Assessments

Lot No

4B

II.2.2) Additional CPV code(s)

- 71317100 - Fire and explosion protection and control consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this Lot will be used by RBKC to access and call-off the provision of competent and compliant fire risk assessments across RBKC's property portfolio as per the RBKC Fire Risk Assessment (FRA) Process.

The services required under this lot include

FRAs Type 1, 2, 3 ,4

FRA reviews, auditing/appraisal

Methodology as detailed in PAS 79-2 for residential buildings, and PAS 79-1

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 9%

Quality criterion - Name: Time, Cost & Quality / Weighting: 11%

Quality criterion - Name: Supply Chain Management / Weighting: 8%

Quality criterion - Name: Resident Engagement / Weighting: 10%

Quality criterion - Name: Social Value / Weighting: 7%

Quality criterion - Name: Health & Safety / Weighting: 9%

Quality criterion - Name: Sustainability / Weighting: 6%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £2,000,000

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Fire Door Inspections

Lot No

4C

II.2.2) Additional CPV code(s)

- 71317100 - Fire and explosion protection and control consultancy services
- 71631300 - Technical building-inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will used by RBKC to access and call-

off services relating to regulatory fire door inspections requirements as outlined in regulation 10 of the Fire Safety (England) Regulations 2022

The services required under this lot include:

Undertaking annual checks of flat entrance doors

Quarterly checks of all communal fire doors

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 8%

Quality criterion - Name: Time, Cost & Quality / Weighting: 11%

Quality criterion - Name: Supply Chain Management / Weighting: 8%

Quality criterion - Name: Resident Engagement / Weighting: 10%

Quality criterion - Name: Social Value / Weighting: 7%

Quality criterion - Name: Health & Safety / Weighting: 10%

Quality criterion - Name: Sustainability / Weighting: 6%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £1,500,000

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Waking Watch

Lot No

4D

II.2.2) Additional CPV code(s)

- 71317200 - Health and safety services
- 79710000 - Security services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off Waking Watch services that might be required as a protective measure for residential buildings to ensure the safety and welfare of residents. Typically, these services will be located in blocks where cladding or faulty fire alarm systems may be of concern and prior to its remediation.

The waking watch services will include:

Pro-activeness and vigilance to notice any changes which may compromise safety at their respective sites

Responsive presence to fire safety issues and hazards- continuous monitoring and control, and reporting to Client

Fire identification and alerting residents.

evacuation management

Fire service liaison

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 10%

Quality criterion - Name: Time, Cost & Quality / Weighting: 12%

Quality criterion - Name: Resident Engagement / Weighting: 10%

Quality criterion - Name: Social Value / Weighting: 9%

Quality criterion - Name: Health & Safety / Weighting: 11%

Quality criterion - Name: Sustainability / Weighting: 8%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £1,000,000

II.2) Description

II.2.1) Title

PAS 2035 Retrofit Services

Lot No

5

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71230000 - Organisation of architectural design contests
- 71314000 - Energy and related services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement under this lot used by RBKC to access and call-off specialist services for retrofit projects where the PAS 2035 specification and guidance compliance is mandatory (e.g. SHDF Funding).

The services required under this lot include:

Retrofit Advisor

Retrofit Coordinator

Retrofit Assessor

Retrofit Evaluator

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 7%

Quality criterion - Name: Time, Cost & Quality / Weighting: 11%

Quality criterion - Name: PAS 2035 Project Delivery / Weighting: 10%

Quality criterion - Name: Supply Chain Management / Weighting: 6%

Quality criterion - Name: Resident Engagement / Weighting: 8%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 6%

Quality criterion - Name: Sustainability / Weighting: 6%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £3,000,000

II.2) Description

II.2.1) Title

Principal Designer & CDM

Lot No

6

II.2.2) Additional CPV code(s)

- 71317210 - Health and safety consultancy services
- 79415200 - Design consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services required by a Principal Designer as defined within the Construction (Design and Management) Regulations 2015. This lot has been included to ensure we can maintain a separation of duties throughout the life of a project.

The services required to be delivered under this lot include:

Collation of all existing health and safety information for the project, including but not limited to fire risk assessments, environmental impact assessments, asbestos surveys and registers, risk registers and health and safety file.

Assisting the client in developing the pre-construction information, for the project lead, lead designer, this may be in full or partial. Attending site and carrying out random health and safety inspections.

Reviewing health and safety documentation, ensuring it is site tailored and for use.

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 9%

Quality criterion - Name: Time, Cost & Quality / Weighting: 12%

Quality criterion - Name: Supply Chain Management / Weighting: 8%

Quality criterion - Name: Residents Engagement / Weighting: 8%

Quality criterion - Name: Social Value / Weighting: 8%

Quality criterion - Name: Health & Safety / Weighting: 10

Quality criterion - Name: Sustainability / Weighting: 5%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £5,000,000

II.2) Description

II.2.1) Title

Clerk of Works

Lot No

7

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

he framework agreement established under this lot will be used by RBKC to access and call-off services relating to the monitoring of works for compliance with approved drawings and specification, ensuring they are constructed in accordance with the relevant regulations and achieve agreed quality of works.

The services required under this lot include:

Monitoring and reporting progress against the programme.

Assessing whether the works on site comply with legal requirements such as health and safety legislation.

Assessing whether the works on site are being carried out in accordance with the contract documents.

Monitoring site conditions to ensure that work is undertaken in accordance with manufacturers recommendations.

Identifying defects and suggesting ways to correct them liaising with other construction staff, such as contractors, engineers and surveyors monitoring.

Providing sign-off for work and key stages during construction and handover.

two.2.5) Award criteriaII.2.5) Award criteria

Price is not

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 9%

Quality criterion - Name: Time, Cost & Quality / Weighting: 20%

Quality criterion - Name: Resident Engagement / Weighting: 9%

Quality criterion - Name: Social Value / Weighting: 7%

Quality criterion - Name: Health & Safety / Weighting: 9%

Quality criterion - Name: Sustainability / Weighting: 6%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £2,000,000

II.2) Description**II.2.1) Title**

Asbestos Consultancy

Lot No

8

II.2.2) Additional CPV code(s)

- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services where specific advice, project management, guidance and technical services are required in relation to asbestos management of RBKC Housing property portfolio.

The services required under this lot include:

Asbestos Management surveys

Refurbishment and Demolition Surveys

Re-inspection Surveys based on the existing Management Survey.

Sample Analysis.

Air Monitoring and Clearance Testing.

Production of Asbestos Management Plans

General advice regarding asbestos e.g. Maintenance, management, removal strategies and methodologies.

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 9%

Quality criterion - Name: Time, Cost & Quality / Weighting: 13%

Quality criterion - Name: Residents Engagement / Weighting: 9%

Quality criterion - Name: Social Value / Weighting: 8%

Quality criterion - Name: Health & Safety / Weighting: 14%

Quality criterion - Name: Sustainability / Weighting: 7%

Quality criterion - Name: 7 / Weighting: Sustainability

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Value excluding VAT: £2,000,000

II.2) Description

II.2.1) Title

Strategic Estates Management Consultancy

Lot No

9

II.2.2) Additional CPV code(s)

- 70331000 - Residential property services
- 70332200 - Commercial property management services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off a range of services relating to Strategic Estate Management matters, including the use, management, acquisition, disposal and development of land and property in order to

efficiently manage the stock and identify savings and opportunities to generate income from land and buildings.

The services required under this lot include:

Asset Valuation

Option Appraisals

Acquisitions

Disposals

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-006521](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

Lot No

1

Title

Multi-disciplinary Consultancy

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 18

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

AtkinsRéalis PPS Limited

Woodcote Grove, Ashley Road, Epsom, Surrey, KT18 5BW

Surrey

KT18 5BW

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

National registration number

02236832

The contractor is an SME

No

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Ltd

15 Colmore Row, Birmingham, B3 2BH

Birmingham

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

National registration number

4653580

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR

Helsby

WA6 0AR

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

OC326178

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

McBains Limited

26 Finsbury Square, London, EC2A 1DS

London

EC2A 1DS

Country

United Kingdom

NUTS code

- UKI - London

National registration number

03094139

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Stace LLP

273 High Street, Epping, Essex, CM16 4DA

Essex

CM16 4DA

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

OC312683

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ridge and Partners LLP

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

Woodstock

Country

United Kingdom

NUTS code

- UKJ14 - Oxfordshire

National registration number

OC309402

The contractor is an SME

No

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

Total value of the contract/lot: £40,000,000

Section V. Award of contract

Lot No

2

Title

Building Services Engineer (M&E Consultancy)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

McBains Limited

26 Finsbury Square, London, EC2A 1DS

London

EC2A 1DS

Country

United Kingdom

NUTS code

- UKI - London

National registration number

03094139

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Baily Garner LLP

146-148 Eltham Hill, London, SE9 5DY

London

SE9 5DY

Country

United Kingdom

NUTS code

- UKI - London

National registration number

OC305198

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Harley Haddow Ltd

124-125 Princes Street, Edinburgh EH2 4AD

Edinburgh

EH2 4AD

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

National registration number

SC458611

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Frankham Consultancy Group Ltd

Irene House, Five Arches Business Park, Maidstone Road, Sidcup, Kent DA14 5AE

Kent

DA14 5AE

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

4409614

The contractor is an SME

Yes

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

Total value of the contract/lot: £20,000,000

Section V. Award of contract

Lot No

3

Title

Structural Engineers

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Ridge and Partners LLP

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

Woodstock

OX20 1QR

Country

United Kingdom

NUTS code

- UKJ14 - Oxfordshire

National registration number

OC309402

The contractor is an SME

No

V.2.3) Name and address of the contractor

Wilde Consultants Ltd

Brindley Lodge, Adcroft Street, Stockport, Cheshire SK1 3HS

Stockport

SK1 3HS

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

2603960

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Civic Engineers Ltd

Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

Manchester

M1 2HG

Country

United Kingdom

NUTS code

- UKD33 - Manchester

National registration number

06824088

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,500,000

Section V. Award of contract

Lot No

4A

Title

Fire Safety - Consultancy / Fire Engineer

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Airey Miller Limited

St John's House, Suffolk Way, Sevenoaks, Kent, TN13 1YL

Kent

TN13 1YL

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

10228384

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ridge and Partners LLP

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

Woodstock

OX20 1QR

Country

United Kingdom

NUTS code

- UKJ14 - Oxfordshire

National registration number

OC309402

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR

Cheshire

WA6 0AR

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

OC326178

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,500,000

Section V. Award of contract

Lot No

4B

Title

Fire Safety Consultancy - Fire Risk Assessments

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Ltd

15 Colmore Row, Birmingham, B3 2BH

Birmingham

B3 2BH

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

National registration number

4653580

The contractor is an SME

No

V.2.3) Name and address of the contractor

Potter Raper Ltd

Duncan House Burnhill Road Beckenham Kent, BR3 3LA

Kent

BR3 3LA

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

11729518

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ridge and Partners LLP

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

Woodstock

OX20 1QR

Country

United Kingdom

NUTS code

- UKJ14 - Oxfordshire

National registration number

4653580

The contractor is an SME

No

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

Total value of the contract/lot: £2,000,000

Section V. Award of contract

Lot No

4C

Title

Fire Safety Consultancy - Fire Door Inspections

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Ltd

15 Colmore Row, Birmingham, B3 2BH

Birmingham

B3 2BH

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

National registration number

4653580

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR

Cheshire

WA6 0AR

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

OC326178

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Lot No

4D

Title

Fire Safety Consultancy - Waking Watch

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 2

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Fire and Evacuation Services Ltd

3 Fardene Street, Silsden, Keighley, BD20 9LQ

Keighley

BD20 9LQ

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

National registration number

13821100

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

EMFS Group

Penrose House, 67 Hightown Road, Banbury, Oxfordshire, United Kingdom, OX16 9BE

Banbury

OX16 9BE

Country

United Kingdom

NUTS code

- UKJ14 - Oxfordshire

National registration number

12883039

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,000,000

Section V. Award of contract

Lot No

5

Title

PAS 2035 Retrofit Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Baily Garner LLP

146-148 Eltham Hill, London, SE9 5DY

London

SE9 5DY

Country

United Kingdom

NUTS code

- UKI - London

National registration number

OC305198

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

McBains Limited

26 Finsbury Square, London, EC2A 1DS

London

EC2A 1DS

Country

United Kingdom

NUTS code

- UKI - London

National registration number

03094139

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR

Cheshire

WA6 0AR

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

OC326178

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,000,000

Section V. Award of contract

Lot No

6

Title

Principal Designer & CDM

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 7

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Derisk (UK) Ltd

Burdett House, 15-16 Buckingham Street, London, WC2N 6DU

London

WC2N 6DU

Country

United Kingdom

NUTS code

- UKI - London

National registration number

09236125

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Currie & Brown UK Limited

150 Holborn, London, EC1N 2NS

London

EC1N 2NS

Country

United Kingdom

NUTS code

- UKI - London

National registration number

1300409

The contractor is an SME

No

V.2.3) Name and address of the contractor

Tersus Consultancy Limited

20 Grosvenor Place, London, 20 Grosvenor Place, London, SW1X 7HN

London

SW1X 7HN

Country

United Kingdom

NUTS code

- UKI - London

National registration number

01912115

The contractor is an SME

No

V.2.3) Name and address of the contractor

Michael Dyson Associates Ltd

West House, Meltham Road, Honley, Holmfirth, HD9 6LB

HD9 6LB

HD9 6LB

Country

United Kingdom

NUTS code

- UKE4 - West Yorkshire

National registration number

02903668

The contractor is an SME

Yes

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

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Lot No

7

Title

Clerk of Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 7

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR

Cheshire

WA6 0AR

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

OC326178

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Ltd

15 Colmore Row, Birmingham, B3 2BH

Birmingham

B3 2BH

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

National registration number

4653580

The contractor is an SME

No

V.2.3) Name and address of the contractor

Potter Raper Ltd

Duncan House Burnhill Road Beckenham Kent, BR3 3LA

Kent

BR3 3LA

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

11729518

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Airey Miller Limited

St John's House, Suffolk Way, Sevenoaks, Kent, TN13 1YL

Kent

TN13 1YL

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

11729518

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,000,000

Section V. Award of contract

Lot No

8

Title

Asbestos Consultancy

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 October 2024

V.2.2) Information about tenders

Number of tenders received: 7

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Full Circle Compliance Limited

32 Writtle Road, Chelmsford, Essex, CM1 3BX

Chelmsford

CM1 3BX

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

11025021

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Life Environmental Services Limited

4 Ducketts Wharf, South Street, Bishop's Stortford. Hertfordshire. CM23 3AR

Bishop's Stortford

CM23 3AR

Country

United Kingdom

NUTS code

- UKH23 - Hertfordshire

National registration number

03053057

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

The Hazard Management and Environmental Services Laboratories Limited, trading as
Thames Laboratories

Hollow Farm, Hilton Road, Fenstanton, Cambridgeshire, PE28 9LJ

Fenstanton

PE28 9LJ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

National registration number

02647438

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Environtec Limited

Environtec House, The Street, Hatfield Peverel, Chelmsford, Essex, CM3 2EJ

Chelmsford

CM3 2EJ

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

02981693

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,000,000

Section V. Award of contract

Lot No

9

Title

Strategic Estates Management Consultancy

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Royal Borough of Kensington and Chelsea

London

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The Royal Borough of Kensington and Chelsea

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:

In accordance with Regulations 86 (Notices of decisions to award a contract or conclude a framework agreement), Regulation 87 (standstill period) and Regulation 91 (Enforcement of duties through the court) of the Public Contracts Regulations 2015.