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Tender

Torus Contractors Framework

Torus62 Limited

F02: Contract notice

Notice identifier: 2024/S 000-039303

Procurement identifier (OCID): ocds-h6vhtk-04c2b5

Published 5 December 2024, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Torus62 Limited

Helena Central, 4 Corporation Street

St Helens

WA9 1LD

Contact

Procurement Manager

Email

procurementteam@torus.co.uk

Telephone

+44 7718707048

Country

United Kingdom

Region code

UKD - North West (England)

Internet address(es)

Main address

<https://www.torus.co.uk>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://www.delta-esourcing.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com>

Tenders or requests to participate must be submitted to the above-mentioned address

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

Torus Contractors Framework

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The framework will support Torus' ambitious Development Programme of delivering 9,000 new homes by 2029 but will also provide a wider Group benefit by supporting the Group's growing Retrofit programme and social value commitments.

The framework is divided into four lots as detailed below:

Lot 1 - Retrofit Works (Any Project Value)

Lot 2 - Development Works £0-£15m

Lot 3 - Development Works £15m+

Lot 4 - Development Works (Social Return Focused) - above PCR threshold

II.1.5) Estimated total value

Value excluding VAT: £380,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

To encourage a mixed economy of contractors, restrictions will be established on Lots 2 to 4 so that Tenderers can bid for all lots but can only be appointed to one of those lots. The same restrictions will not be placed on Lot 1, meaning that suitable Tenderers could be successful on Lot 1 and one of Lots 2 to 4, should they offer both scopes of work.

II.2) Description

II.2.1) Title

Torus Contractors Framework Lot 1 - Retrofit Works

Lot No

1

II.2.2) Additional CPV code(s)

- 45262640 - Environmental improvement works

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

II.2.4) Description of the procurement

Lot 1 - Retrofit Works: Having successfully obtained funding from the Social Housing Decarbonation Fund, Torus have embarked upon an extensive Retrofit Programme. It is envisioned that Lot 1 of the Framework will assist in the delivery of this Programme, expediting the procurement of both funded and non-funded works and enabling Torus to develop strategic relationships with suitably accredited retrofit installers.

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: £75,000,000

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

Duration in months

48

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: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: Yes

Identification of the project

It is anticipated that projects part-funded by the Social Housing Decarbonation Funding (SHDF) will be let via Lot 1.

II.2.14) Additional information

TO SUBMIT A BID FOR Lot 1 - Retrofit Works PLEASE VISIT:- <https://www.delta-esourcing.com/respond/BCJYTCH43F>

II.2) Description

II.2.1) Title

Lot 2 - Development Works £0 - £15m

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45262690 - Refurbishment of run-down buildings
- 45210000 - Building construction work
- 45262700 - Building alteration work
- 45111000 - Demolition, site preparation and clearance work
- 45262800 - Building extension work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215200 - Construction work for social services buildings
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

II.2.4) Description of the procurement

Lot 2 - Development Works with a value of £0 - £15m: Torus is seeking to appoint up to SIX contractors to Lot 2. The predominant type of construction work will be affordable new build properties although occasionally some conversion / remodelling contracts may be included. The primary purpose of this Framework is new build housing. Works with a value of between £0 and £15m will be let via Lot 2.

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: £65,000,000

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

Duration in months

48

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: 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

II.2.14) Additional information

TO SUBMIT A BID FOR Lot 2 - Development Works £0-£15m PLEASE VISIT:
<https://www.delta-esourcing.com/respond/4644P3374B>

II.2) Description

II.2.1) Title

Lot 3 - Development Works £15m plus

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215200 - Construction work for social services buildings
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

II.2.4) Description of the procurement

Lot 3 - Development Works with a value of £15m plus: Torus is seeking to appoint up to SIX contractors to Lot 3. The predominant type of construction work will be affordable new

build properties although occasionally some conversion / remodelling contracts may be included. The primary purpose of this Framework is new build housing. Works with a value in excess of £15m will be let via Lot 3.

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: £150,000,000

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

Duration in months

48

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: 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

II.2.14) Additional information

TO SUBMIT A BID FOR Lot 3 - Development Works £15m+ PLEASE VISIT:-
<https://www.delta-esourcing.com/respond/5EQTWH8832>

II.2) Description

II.2.1) Title

Lot 4 - Development Works - Social Return

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215200 - Construction work for social services buildings
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

II.2.4) Description of the procurement

Lot 4 - Development Works with a focus on Social Return: Torus is seeking to appoint up to ONE contractor to Lot 4. This lot is designed to contribute directly through development projects to Torus' social return objectives. The predominant type of construction work will be affordable new build properties although occasionally some conversion / remodelling contracts may be included. The primary purpose of this lot is new build housing. Works with a value in excess of the PCR works threshold (£5.3m) be let via Lot 4.

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: £65,000,000

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

Duration in months

48

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: 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

II.2.14) Additional information

TO SUBMIT A BID FOR Lot 4 - Development Works (Social Return Focused) PLEASE VISIT:- <https://www.delta-esourcing.com/respond/83YK6D24D2>

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

Framework agreement with several operators

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

13 February 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

13 February 2025

Local time

12:01pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

Lot 1 access link - <https://www.delta-esourcing.com/respond/BCJYTCH43F>

Lot 2 access link - <https://www.delta-esourcing.com/respond/4644P3374B>

Lot 3 access link - <https://www.delta-esourcing.com/respond/5EQTWH8832>

Lot 4 access link - <https://www.delta-esourcing.com/respond/83YK6D24D2>

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=896102156>

GO Reference: GO-2024125-PRO-28781137

VI.4) Procedures for review

VI.4.1) Review body

High Court of England of Wales

Royal Courts of Justice

London

SL7 1LW

Country

United Kingdom