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Tender

Worthing Homes Responsive Repairs and Void Refurbishment Contracts

Worthing Homes Limited

F02: Contract notice

Notice identifier: 2024/S 000-039500

Procurement identifier (OCID): ocds-h6vhtk-04c566

Published 6 December 2024, 4:52pm

The closing date and time has been changed to:

27 January 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Worthing Homes Limited

Davison House, North St

Worthing

BN11 1ER

Email

procurement@effefftee.co.uk

Country

United Kingdom

NUTS code

UKJ27 - West Sussex (South West)

Internet address(es)

Main address

<https://www.worthing-homes.org.uk/>

I.3) Communication

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

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

Additional information can be obtained from another address:

Faithorn Farrell Timms LLP

Central Court, 1 Knoll Rise

Orpington

BR6 0JA

Contact

Procurement Team

Email

procurement@effeftee.co.uk

Country

United Kingdom

NUTS code

UKJ - South East (England)

Internet address(es)

Main address

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

Tenders or requests to participate must be submitted electronically via

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

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

Worthing Homes Responsive Repairs and Void Refurbishment Contracts

II.1.2) Main CPV code

- 45453000 - Overhaul and refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The delivery of Responsive Repairs and Void Refurbishment Works to properties owned and managed by Worthing Homes. Lot 1 is Responsive Repairs and Void Refurbishments with estimated annual value of 3,050,000.00 GBP. Lot 2 is Window and Door Repairs with estimated annual value of 300,000.00 GBP. Lot 3 is Drainage Repairs with estimated annual value of 175,000.00 GBP.

It is intended that the Window and Door Repairs contract will commence in August 2025, and that the Responsive Repairs and Void Refurbishment and the Drainage Repairs contracts will commence in September 2025.

All contracts are subject to annual reviews by Worthing Homes, and are intended to run for a period of five years with the option for renewal for an extension of up to three years and then a further extension of up to two years. The maximum duration of the contracts is therefore ten years. The total contract value(s) within this notice are therefore subject to review and are not guaranteed. The total contract value(s) is also

subject to inflation.

II.1.5) Estimated total value

Value excluding VAT: £17,625,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

II.2) Description

II.2.1) Title

Drainage Repairs

Lot No

3

II.2.2) Additional CPV code(s)

- 45232450 - Drainage construction works
- 45232452 - Drainage works
- 45232453 - Drains construction work

II.2.3) Place of performance

NUTS codes

- UKJ27 - West Sussex (South West)

Main site or place of performance

Properties owned and managed by Worthing Homes

II.2.4) Description of the procurement

Drainage Responsive Repairs (for below ground / floor repairs ONLY including above ground blockages to sanitaryware. Above ground plumbing repairs shall be undertaken by the General Responsive Repairs Contractor – Lot 1)

II.2.5) Award criteria

Quality criterion - Name: Technical Submission / Weighting: 40

Quality criterion - Name: Interview / Weighting: 20

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £1,750,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

It is intended that the contract will run for a period of five years with the option for renewal for an extension of up to three years, followed by a further extension of up to two years.

The maximum duration of the contract is therefore ten years. The total contract value(s) in this notice is subject to review and therefore not guaranteed.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Maximum number: 7

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) Description

II.2.1) Title

Window and Door Repairs

Lot No

2

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work
- 45421130 - Installation of doors and windows

II.2.3) Place of performance

NUTS codes

- UKJ27 - West Sussex (South West)

Main site or place of performance

Properties owned and managed by Worthing Homes

II.2.4) Description of the procurement

Windows and Door Responsive Repairs including ad-hoc replacement doors and windows (excluding windows to complete properties)

II.2.5) Award criteria

Quality criterion - Name: Technical Submission / Weighting: 40

Quality criterion - Name: Interview / Weighting: 20

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

It is intended that the contract will run for a period of five years with the option for renewal for an extension of up to three years, followed by a further extension of up to two years.

The maximum duration of the contract is therefore ten years. The total contract value(s) in this notice is subject to review and therefore not guaranteed.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Maximum number: 7

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) Description

II.2.1) Title

Responsive Repairs and Void Refurbishment

Lot No

1

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work

II.2.3) Place of performance

NUTS codes

- UKJ27 - West Sussex (South West)

Main site or place of performance

Properties owned and managed by Worthing Homes

II.2.4) Description of the procurement

Works/services required for the contract include but are not restricted to:

- Responsive Repairs, including:

Out of hours and emergency responsive repairs

Provision of repairs reporting and scheduling services

Responsive repairs to rented dwellings and mixed tenure blocks including Shared Ownership

Major/complex repairs. These are defined as any repairs valued at more than 1,000.00 GBP excluding VAT. All relevant repairs will be identified/sourced from pre-inspections undertaken by Worthing Homes' Repairs Inspectors.

- Damp and mould remediation

- General Maintenance to make good or replace components dependent on economic viability
- Minor Aids and Adaptation works eg. grab rails or handrails
- Void Refurbishment Works (including kitchen and bathroom replacements)

II.2.5) Award criteria

Quality criterion - Name: Technical Submission / Weighting: 40

Quality criterion - Name: Interview / Weighting: 20

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £30,500,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

It is intended that the contract will run for a period of five years with the option for renewal for an extension of up to three years, followed by a further extension of up to two years.

The maximum duration of the contract is therefore ten years. The total contract value(s) in this notice is subject to review and therefore not guaranteed.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Maximum number: 7

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

The estimated annual contract value for this lot is 3,050,000.00 GBP, which is segregated as follows:

General Responsive Repairs 1,800,000.00 GBP

Major Repairs 500,000.00 GBP

Void Refurbishment 750,000.00 GBP

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 stated in the procurement documents.

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 stated in the procurement documents.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

Originally published as:

Date

13 January 2025

Local time

12:00pm

Changed to:

Date

27 January 2025

Local time

12:00pm

See the [change notice](#).

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

20 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: 6 (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.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=233389.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.mytenders.co.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(MT Ref:233389)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

London

WC1A 2LL

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC1A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015.

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom