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Tender

## **SBC 1224 Housing Responsive Maintenance and Void Property Works**

Stevenage Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-039642

Procurement identifier (OCID): ocds-h6vhtk-04c5bf

Published 9 December 2024, 3:20pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Stevenage Borough Council

Daneshill House, Danestrete

Stevenage

SG1 1HN

#### **Contact**

Corporate Procurement

#### **Email**

[procurement@stevenage.gov.uk](mailto:procurement@stevenage.gov.uk)

#### **Telephone**

+44 1438242775

#### **Country**

United Kingdom

**NUTS code**

UKH23 - Hertfordshire

**Internet address(es)**

Main address

[www.stevenage.gov.uk](http://www.stevenage.gov.uk)

Buyer's address

[www.stevenage.gov.uk](http://www.stevenage.gov.uk)

**I.3) Communication**

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

<https://in-tendhost.co.uk/supplyhertfordshire.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/supplyhertfordshire.aspx/Home>

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**

SBC 1224 Housing Responsive Maintenance and Void Property Works

Reference number

CCD01491

#### **II.1.2) Main CPV code**

- 50000000 - Repair and maintenance services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Council is seeking suitable Suppliers for The Provision of Housing Responsive Maintenance and Voids Property Works via a tender with multiple lots. It is anticipated that the contracts will commence on 25/03/2025 for the non-Section 20 Lots and 25/04/2025 for the Section 20 Lots. The proposed lots are as follows: Lot 1: Voids (Non-S20), Lot 2: Disrepair (S20), Lot 3: Repairs (S20), Lot 4: Damp and Mould (S20), Lot 5: Windows and Doors (S20), Lot 6: Roofing (S20), Lot 7: Drainage (S20), Lot 8: Out Of Hours General (Non-S20), Lot 9: Out Of Hours Electrical (Non-S20). The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts). The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required.

#### **II.1.5) Estimated total value**

Value excluding VAT: £25,055,232.45

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

9

Maximum number of lots that may be awarded to one tenderer: 3

## **II.2) Description**

### **II.2.1) Title**

Voids

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

### **II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots Scope: • Lot 1: Voids (Non-Section 20): To provide the full range of internal refurbishment and associated repairs previously identified as being required in order to return temporarily empty properties (otherwise known as 'Voids') to a suitable letting standard. To further undertake refurbishment and repairs previously identified as being required to external fixtures. Any wholesale replacement of elements (Major Component Renewals) will generally be covered by existing planned maintenance contracts however they will be required under this contract if it is deemed necessary by the client for these works to be carried out to the property whilst at the void stage. Major Component Renewals will relate to kitchen and bathrooms and associated works. These works will be classified as a 'Major Void' for timescale purposes and will incorporate Major Component Renewal rates. It is the council's intention to transition a significant portion of this work in-house beginning in the second year of the contract. This approach reflects the council's commitment to developing internal capacity, enhancing control over quality, and optimising long-term value for money. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts) The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as

required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

#### **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: £14,044,370

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

#### **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**

Disrepair

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

### **II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

### **II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots Scope: • Lot 2: Disrepair (Section 20): Surveyor and Contractors will begin by conducting a thorough inspection of the property to identify all areas of disrepair, including structural deficiencies, plumbing issues, electrical faults, and damage to fixtures. Upon assessment, immediate repairs should be prioritised, starting with structural reinforcements where needed, and addressing any leaks in plumbing or roofing to prevent further damage. Contractors must follow specified works program and replace or repair any broken fixtures. Additionally, any compromised electrical wiring should be replaced by qualified electricians to guarantee safety and compliance with regulations. After addressing these critical repairs, contractors should focus on aesthetic improvements, including drywall replacement, painting, and flooring restoration, using high-quality materials to enhance durability. Finally, it is essential to document all repairs and provide recommendations for regular maintenance to prevent future disrepair issues, ensuring the property remains safe and functional for tenants. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts) The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a

range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

#### **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: £4,102,800

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

#### **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

Repair

Lot No

3

### II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

### II.2.3) Place of performance

NUTS codes

- UKH23 - Hertfordshire

### II.2.4) Description of the procurement

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots. Scope: • Lot 3: Repairs (Section 20): To provide the full range of minor maintenance and fair wear and tear repairs to internal and external areas of occupied domestic properties and shared access and egress areas of communal properties. To further include maintenance and general day-to-day repairs to internal and external areas around communal properties. Work types included but not limited to, would be plumbing, carpentry, tiling, plastering. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts). The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

### **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: £1,125,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

### **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**

Damp and Mould

Lot No

4

**II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

**II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

**II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots

Scope:

- Lot 4: Damp and Mould (Section 20): Contractors are expected to conduct a comprehensive assessment of the affected areas to identify the sources of damp and mould, such as leaks, poor drainage, or inadequate ventilation. Upon confirmation of the issues, the first step is to address any structural repairs, including fixing leaks in plumbing, roofs, or walls, and ensuring proper drainage around the property. Contaminated materials, such as damaged plaster, flooring, or furnishings, must be safely removed and disposed of according to health and safety regulations. Following this, contractors should apply appropriate damp-proofing solutions, such as chemical treatments or the installation of damp-proof membranes, to prevent moisture ingress. Repairs to affected surfaces should include re-plastering with moisture-resistant materials, repainting with anti-mould paint. Finally, contractors must ensure that ventilation systems are assessed and improved, potentially adding vents or extractor fans to promote air circulation and mitigate future damp and mould issues.

The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts)

The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed.

The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

### **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: £2,454,119

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

### **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**

Windows and Doors

Lot No

5

**II.2.2) Additional CPV code(s)**

- 45450000 - Other building completion work
- 50000000 - Repair and maintenance services

**II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

**II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots

Scope• Lot 5: Windows and Doors (Section 20): To undertake the full range of glazing repairs and renewals to single, double and Georgian wired glazing in domestic properties, and the windows and doors of communal properties. To further include the full replacement of windows/doors as directed. Works will include windows at height as necessary. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts) The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

**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: £1,141,943

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

## **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**

Roofing

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

### **II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

#### **II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots Scope: • Lot 6: Roofing (Section 20): To undertake the full range of repairs and renewals to all types of flat and pitched roofing structures, including temporary emergency repairs as deemed necessary. To further undertake a full repair and renewal service to chimneys of all types of construction. This service will be provided to roofs of residential and communal properties plus garages. To provide a full scaffolding erection, maintenance, and strike service for residential and communal properties of all descriptions The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts) The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

#### **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: £897,692

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

Duration in months

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

### **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**

Drainage

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

### **II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

### **II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots

Scope: • Lot 7: Drainage (Section 20): To undertake the full range of repairs and renewals to all types of external underground water drainage structures and systems, including restitution of all earthworks and the surrounding landscape. To further include works to repair, maintain, and where required install drainage structures such as soakaways. This service will be provided to both domestic properties and communal areas. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts) The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

### **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: £897,692

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any

number of consecutive periods

### **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**

Out Of Hours Electrical

Lot No

9

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

### **II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

### **II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots Scope: • Lot 9: Out Of Hours Electrical (Non-Section 20): The Out of Hours (OOH) service will help with urgent electrical issues that happen outside of regular working hours (08:00hrs - 16:00hrs), keeping residents safe and comfortable. This service quickly addresses critical

problems like power outages, heating issues, or security system failures, which can put tenants at risk if not fixed right away. The expectation is for Electrical engineers to respond promptly to assess the situation and make temporary repairs to prevent further damage until permanent fixes can be done during regular hours. By focusing on quick responses and clear communication, the OOH service aims to improve tenant satisfaction and ensure that electrical systems in social housing remain reliable and safe. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts) The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates.

#### **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: £127,304

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

#### **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**

Out Of Hours General

Lot No

8

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45450000 - Other building completion work

### **II.2.3) Place of performance**

NUTS codes

- UKH23 - Hertfordshire

### **II.2.4) Description of the procurement**

Stevenage Borough Council is seeking suitable Suppliers for THE PROVISION OF HOUSING RESPONSIVE MAINTENANCE AND VOIDS PROPERTY WORKS via a tender with multiple lots. It is anticipated that the contracts will commence on 25th March 2025 for the non-Section 20 Lots and 25th April 2025 for the Section 20 Lots Scope: • Lot 8: Out Of Hours General (Non-Section 20): The Out of Hours (OOH) is designed to address urgent repair needs that arise outside of regular working hours 08:00hrs - 16:00hrs ensuring the safety and well-being of residents. This service focuses on providing immediate solutions for critical issues such as leaks, heating failures, or security breaches, which, if left unattended, could pose risks to property and tenant safety. To assess situations quickly and implement temporary fixes to mitigate further damage until more comprehensive repairs can be conducted during standard operating hours. By

prioritising swift response times and effective communication, the OOH Service aims to enhance tenant satisfaction and maintain the integrity of social housing properties. The Client intends to enter into a single Contract for each lot (with the exception of Voids which will be two contracts). The estimated total value of the (combined lots of) Contract is stated in II.1.5) of this notice and is for the term 3 years plus up to a further 2 years. There will be no form of exclusivity or volume that is guaranteed under the Contract Agreement. The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term. The scope of work for each lot will cover a range of building and maintenance trades to complete high quality repairs to Council owned domestic properties as normally carried out by the in-house Repairs and Voids teams. The council reserves the right to carry out in house any repair type/trade that is the same or similar to the works being done under the contracts if it feels it will generate better value for community it serves and as such this is likely to reduce the level of external contractor support needed. The Contracts will be let on an "all-inclusive" basis incorporating the National Housing Federation Schedule of Rates

#### **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: £543,681

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

There is an option for the Council to extend for up to further 24 months by means of any number of consecutive periods

#### **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 detailed 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 detailed in the procurement documents

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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**

Date

20 January 2025

Local time

12:00pm

#### **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)

#### **IV.2.7) Conditions for opening of tenders**

Date

20 January 2025

Local time

12:00pm

Place

Stevenage Borough Council

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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 invoicing will be accepted

### **VI.3) Additional information**

Stevenage Borough Council reserves the right to cancel the procurement and not to proceed with the long term contracts at any stage of the procurement process. Stevenage Borough Council also reserves the right not to award a contract. Neither Stevenage Borough Council nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for these contracts. The Council reserves the right to carry out additional financial checks on all companies tendering for this Contract at any time during the procurement process, to ensure that they continue to meet the Council's requirements and remain financially viable to perform the Contract. Tenderers should note that the provisions of the Transfer of Undertakings (protection of Employment) Regulations 2006 may apply. To access this procurement opportunity please [visit www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk) and follow the on-screen guidance. Any clarifications regarding this opportunity must be raised through the Correspondence area in the eTendering system. If you are experiencing problems with the eTendering system, In-Tend offer a help section which includes a dedicated UK Support Desk which can be contacted via email: [support@in-tend.com](mailto:support@in-tend.com) or telephone +441144070065 for any website /technical questions, Monday to Friday 8:30 - 17:30. The Council undertakes to hold confidential any information provided in the proposal submitted, subject to the Council's obligations under the law, including the Freedom of Information Act 2000. If the potential supplier considers that any of the information submitted in the proposal should not be disclosed because of its commercial sensitivity or for reasons of confidentiality, then this should be stated with the reason for considering it sensitive. The Council will then endeavour to consult with the potential supplier about such commercially sensitive or confidential information when considering any request received under the Freedom of Information Act 2000 before replying to such a request, but the decision of the Council in deciding whether an exemption applies is final. Please note the deadline for return and allow sufficient time to make your return as late returns will not be permitted.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court England & Wales

London

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will incorporate a minimum 10 calendar day (when using electronic means) standstill period at the point information on the award of the Framework is communicated to tenderers. This period allows unsuccessful tenderers to challenge the decision to award a Framework before a Contract is executed/signed (as appropriate). The Public Contracts Regulations 2015 ('Regulations') provide for aggrieved parties who have been harmed or at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought promptly and within the time limits as defined in the above regulations. Where a Framework has not been entered into the court may order the setting aside of the award decision or order the contracting authority to amend any document and may award damages. If the Framework has been entered into the court has the options to award damages and/or to shorten or order the Contract ineffective.