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Contract

Planned Internal and External Refurbishment Works Programme

Peabody Trust

F03: Contract award notice

Notice identifier: 2024/S 000-041610

Procurement identifier (OCID): ocids-h6vhtk-03ef9f

Published 30 December 2024, 7:05pm

Section I: Contracting authority

I.1) Name and addresses

Peabody Trust

Minster Court, 45-47 Westminster Bridge Road

London

SE1 7JB

Contact

Sarah Carpenter

Email

sarah.carpenter@peabody.org.uk

Telephone

+44 7901956223

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.delta-esourcing.com

Buyer's address

www.delta-esourcing.com

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

Planned Internal and External Refurbishment Works Programme

Reference number

PE0514

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

A programme of planned refurbishment works to various residential properties within Peabody's housing stock in the following lots:

Lot 1a - Internal Refurbishment Works North London

Lot 1b - Internal Refurbishment Works North East London and Essex

Lot 1c - Internal Refurbishment Works Inner London

Lot 1d - Internal Refurbishment Works South London

Lot 2a - External Refurbishment Works North London

Lot 2b - External Refurbishment Works North East London and Essex

Lot 2c - External Refurbishment Works Inner London

Lot 2d - External Refurbishment Works South London

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: £340,000,000

II.2) Description

II.2.1) Title

Lot 1a internal Refurbishment Works - North London

Lot No

1a

II.2.2) Additional CPV code(s)

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

- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

LONDON

II.2.4) Description of the procurement

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom

- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

6. Asbestos Management Service

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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 respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/H5M67E8U7E>

II.2) Description

II.2.1) Title

Lot 1b Internal Refurbishment Works - North East London and Essex

Lot No

1b

II.2.2) Additional CPV code(s)

- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work
- 50720000 - Repair and maintenance services of central heating
- 45211310 - Bathrooms construction work
- 45421151 - Installation of fitted kitchens

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)

- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

6. Asbestos Management Services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

Lot 1c Internal Refurbishment Works - Inner London

Lot No

1c

II.2.2) Additional CPV code(s)

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings

- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting
- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the

major components

6. Asbestos Management Services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

Lot 1d Internal Refurbishment Works - South London

Lot No

Lot 1d

II.2.2) Additional CPV code(s)

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 50720000 - Repair and maintenance services of central heating
- 45311000 - Electrical wiring and fitting work
- 45262660 - Asbestos-removal work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works including aids and adaption works for residents with reduced mobility, asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Kitchen replacements to include:

- Installation of a new electrical ring main
- Floor coverings
- Re-siting boilers (where necessary)
- Making good walls and ceilings prior to decoration
- New lighting
- New internal fire door (FD30) where required

2. Bathroom replacements to include:

- New sanitary ware and WCs
- Replacement WCs where they are separate to the bathroom
- Floor coverings
- Making good walls and ceilings prior to decoration
- New lighting

- Replacement bathroom / WC door where necessary

3. Heating systems to include:

- Full system replacement
- Or boiler swap only (to include flushing and treating the existing carcass)
- Or carcass replacement retaining the existing boiler
- Provision to install new low / zero carbon emission boilers when they become available

4. Electrical Re-Wires

- As determined by the Client's existing Electrical Inspection Condition Reports ('EICRs'), or

where none exist, by EICRs to be undertaken by the Provider

- Replacement of Consumer Units to upgrade the distribution system to modern standards

5. Major Void Refurbishments

- Refurbishment to void (empty) properties that require replacement of at least two of the major components

6. Asbestos Management Services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

Lot 2a External Refurbishment Work - North London

Lot No

Lot 2a

II.2.2) Additional CPV code(s)

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works in relation to external enveloping

refurbishment works including asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units
- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs
- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

Lot 2b External Refurbishment Works - North East London and Essex

Lot No

Lot 2b

II.2.2) Additional CPV code(s)

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the

Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units
- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs
- Pitched tiled roofs
- Replacement of rainwater goods and SVPs
- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs
- Decorations
- Fascias, soffits and barge boards
- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

Lot 2c External Refurbishment Works - Inner London

Lot No

Lot 2c

II.2.2) Additional CPV code(s)

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units

- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs

- Pitched tiled roofs

- Replacement of rainwater goods and SVPs

- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs

- Decorations

- Fascias, soffits and barge boards

- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

Lot 2d External Refurbishment Works - South London

Lot No

Lot 2d

II.2.2) Additional CPV code(s)

- 45421130 - Installation of doors and windows
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKH - East of England
- UKJ - South East (England)

Main site or place of performance

LONDON,EAST OF ENGLAND,SOUTH EAST (ENGLAND)

II.2.4) Description of the procurement

A programme of planned capital investment works in relation to external enveloping refurbishment works including asbestos management and associated building works to the Peabody's housing stock under a Term Alliance Contract. The Tasks include but are not limited to:

1. Window and door replacements to include:

- Like for like replacement of various PVCu, powder coated aluminium, and timber frame units

- Flat entrance doors

2. Roof replacements to include:

- High performance bitumen systems for flat and sloping roofs

- Pitched tiled roofs

- Replacement of rainwater goods and SVPs

- Chimney repairs

3. External envelope works to include:

- Re-pointing and wall repairs

- Decorations

- Fascias, soffits and barge boards

- Renewal of block entrance doors and Door Entry Systems

4. Asbestos Management services

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

a.The initial contract term (5 years); b.The optional extension term (+ 5 years);

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

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-023764](#)

Section V. Award of contract

Contract No

PE0514

Lot No

1

Title

Internal Refurbishment Works North London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

Breyer Group Limited

Faringdon Avenue

Harold Hill

RM3 8ST

Country

United Kingdom

NUTS code

- UKI - London

National registration number

00782931

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £25,000,000

Section V. Award of contract

Contract No

PE0514 1b

Lot No

1

Title

Internal Refurbishment Works North East London and Essex

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

Axis Europe PLC

Tramway House, 3 Tramway Avenue

London

E15 4PN,

Country

United Kingdom

NUTS code

- UKI - London

National registration number

01991637

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £25,000,000

Section V. Award of contract

Contract No

PE0514 1c

Lot No

1

Title

Internal Refurbishment Works Inner London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

Mulalley and Company Limited

Teresa Gavin House

Woodford Green

IG8 8FA

Country

United Kingdom

NUTS code

- UKI - London

National registration number

01534913

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £25,000,000

Section V. Award of contract

Contract No

PE0514 1d

Lot No

1

Title

Internal Refurbishment Works South London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

Quinn (London) Limited

Dome House, 8 Hartley Avenue

Mill Hill

NW7 2HX

Country

United Kingdom

NUTS code

- UKI - London

National registration number

04005400

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £25,000,000

Section V. Award of contract

Contract No

PE0514 2a

Lot No

2

Title

External Refurbishment Works North London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

Mulalley and Company Limited

Teresa Gavin House

Woodford Green

IG8 8FA

Country

United Kingdom

NUTS code

- UKI - London

National registration number

01534913

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £60,000,000

Section V. Award of contract

Contract No

PE0514 2b

Lot No

2

Title

External Refurbishment Works North East London and Essex

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

Greyline Builders Limited

Unit 2-3, 29 Fourth Way

Wembley

HA9 0LH,

Country

United Kingdom

NUTS code

- UKI - London

National registration number

01181590

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £60,000,000

Section V. Award of contract

Contract No

PE0514 2c

Lot No

2

Title

External Refurbishment Works Inner London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

United Living South Limited

Media House, Azalea Drive

Swanley

BR8 8HU

Country

United Kingdom

NUTS code

- UKI - London

National registration number

00817560

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £60,000,000

Section V. Award of contract

Contract No

PE0514 2d

Lot No

2

Title

External Refurbishment Works South London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

Axis Europe PLC

Tramway House, 3 Tramway Avenue

London

E15 4PN

Country

United Kingdom

NUTS code

- UKI - London

National registration number

01991637

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £340,000,000

Total value of the contract/lot: £60,000,000

Section VI. Complementary information

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.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=912961241>

GO Reference: GO-20241230-PRO-29024409

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

