

United Kingdom-Staines-upon-Thames: Repair and maintenance services of building installations
OJ S 27/2016 09/02/2016
Contract award notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Ability Housing Association
Postal address: The Coach House Gresham Road Stains
Town: Staines-upon-Thames
Postal code: TW18 2AE
Country: United Kingdom
Contact person: www.echelonconsultancy.co.uk/eDocs
For the attention of: Pamela Graham
E-mail: AHA@echelonconsultancy.co.uk
Telephone: +44 1707339800
Fax: +44 1707339801

Internet address(es):

General address of the contracting authority: <http://www.ability-housing.co.uk>
Electronic access to information: <http://www.echelonconsultancy.co.uk/eDocs>

I.2. Type of the contracting authority

Body governed by public law

I.3. Main activity

Housing and community amenities

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

II.1.1. Title

Ability Housing Association Integrated Asset Management Contract.

II.1.2. Type of contract and place of performance or delivery

Works

Main site or place of performance: Berkshire 191 properties;
South West London 120 properties;
Bournemouth and Poole 101 properties;
Hampshire 65 properties;
Surrey 62 properties;
East Sussex 50 properties;
West London 28 properties;
Swindon ,Wilts 24 properties;
West Sussex 23 properties;

Oxfordshire 18 properties;
Hertfordshire 14 properties;
Essex 10 properties;
Buckinghamshire 6 properties.
NUTS code UKI London,UKJ South East (England),UKK South West (England)

II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)

II.1.4. Short description of the contract or purchase(s)

The provision of an integrated asset management contract for all Ability Housing stock. The works include:

Responsive Repairs;
Void works;
Planned works;
Cyclical works;
Gas servicing and breakdown;
Communal heating servicing and repairs;
Aids and adaptations.

II.1.5. CPV code(s)

50700000 Repair and maintenance services of building installations, 50720000 Repair and maintenance services of central heating, 45453000 Overhaul and refurbishment work, 45453100 Refurbishment work, 45421151 Installation of fitted kitchens, 45211310 Bathrooms construction work, 45311000 Electrical wiring and fitting work, 45261210 Roof-covering work, 45421100 Installation of doors and windows and related components, 45260000 Roof works and other special trade construction works, 45311100 Electrical wiring work, 45330000 Plumbing and sanitary works, 45451000 Decoration work, 33196200 Devices for the disabled

II.1.6. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.2. Total value of the contract/lot

II.2.1. Total value of the contract/lot

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Restricted

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of

1. Quality. Weighting 60
2. Price. Weighting 40

IV.2.2. Information about electronic auction

An electronic auction has been used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

AHA/653

IV.3.2. Previous publication concerning this procedure

Contract notice

Notice number in the OJ S: [2015/S 169-307573](#) of 2.9.2015

Section V: Award of contract

Contract No: 1

Lot No: 1

- Lot title: Integrated Asset management

V.1. Date of conclusion of the contract

18.1.2016

V.2. Information about tenders

Number of tenders received: 5

V.3. Name and address of the contractor

Official name: Morgan Sindall Property Services trading as Lovell Partnerships Limited

Postal address: Kent House 14-17 Market Place

Town: London

Postal code: W1W 8AJ

Country: United Kingdom

V.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot:

Value: 8 591 000 GBP

excluding VAT

Total value of the procurement:

Value: 952 617,76 GBP

excluding VAT

If annual or monthly value:

Number of years: 10

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Section VI: Complementary information

VI.1. Information about European Union funds

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

no

VI.2. Additional information

The Contracting Authority reserved the right to cancel the procurement and not to proceed with the long-term Contract at any stage of the procurement process. The contracting authority also reserved the right not to award a contract. The Contracting Authority nor any person on whose behalf of whom this procurement is undertaken was to be liable for any costs incurred by those expressing and interest or tendering for this contract. Tenderers noted that the provisions of the transfer of undertakings (protection of employment) Regulations 2006 applied. Please note following the Government's 2015 Budget the annual contract value is likely to be

reduced once the impact of the reduced rental income has been fully evaluated by AHA. Although the impact is not fully tangible at this stage some of these budgets could be reduced. AHA are procuring the works as a single contract to achieve economies of scale with a single provider.

VI.3. Procedures for review

VI.3.1. Review body

Official name: Section VI.4.2) below

Body responsible for mediation procedures

Official name: Section VI.4.2) below

VI.3.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority allowed a period of at least 10 calendar days between the date it gives to candidates of the decision to award the proposed agreement and the date on which it proposed to conclude the agreement. If by midnight on the 2nd working day of the 10 day standstill period, the Contracting Authority receives a request in writing from a candidate as to why it was unsuccessful, the Contracting Authority is required to provide additional information to the candidate. That information must be provided at least 3 working days before the expiry of the 10 days standstill period (though the standstill period may be extended, if it is not possible to provide the information in time). Requests for additional information should be sent to the contact in Section I.1). An aggrieved candidate who claims that it has suffered or risked loss or damage as a result of a breach by the Contracting Authority of its duties under the Public Contract Regulations 2015 may take proceedings in the High Court. Any such proceedings must be brought promptly and in any event within 3

months from the date on which grounds for bringing proceedings first arose (the Court has discretion to extend the period for a good reason). If an appeal regarding the award of a contract has not been successfully resolved the Public Contracts Regulations 2015 (provide for aggrieved parties who have been harmed or are 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 (generally within 3 months). Where a contract 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 contract has been entered into the Court may only award damages.

VI.3.3. Service from which information about the review procedure may be obtained

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A 2AS

VI.4. Date of dispatch of this notice

5.2.2016