

United Kingdom-London: Repair and maintenance services of building installations

OJ S 57/2016 22/03/2016

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Circle Thirty Three Housing Trust

Postal address: 1-7 Corsica Street

Town: London

NUTS code: UK111 Inner London - West

Postal code: N5 1JG

Country: United Kingdom

Contact person: Nadja Rajgelj

E-mail: rmprocurement@circle.org.uk**Internet address(es):**Main address: <http://circle.org.uk/>**I.1. Name and addresses**

Official name: Old Ford Housing Association

Postal address: 6 Polydamas Close

Town: London

NUTS code: UK112 Inner London - East

Postal code: E3 2YJ

Country: United Kingdom

Contact person: Nadja Rajgelj

E-mail: rmprocurement@circle.org.uk**Internet address(es):**Main address: <http://circle.org.uk/>**I.1. Name and addresses**

Official name: Mercian Housing Association

Postal address: Gee Business Centre, Holborn Hill, Aston

Town: Birmingham

NUTS code: UKG31 Birmingham

Postal code: B7 5JR

Country: United Kingdom

Contact person: Nadja Rajgelj

E-mail: rmprocurement@circle.org.uk**Internet address(es):**Main address: <http://circle.org.uk/>**I.2. Information about joint procurement**

The contract involves joint procurement

I.3.

Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://circle.sharefile.com/i/i6c5aec6383f4ebb9>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://circle.sharefile.com/i/i6c5aec6383f4ebb9>

Tenders or requests to participate must be submitted to the abovementioned 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

Provision of Responsive Repairs and Voids Services.

II.1.2. Main CPV code

50700000 Repair and maintenance services of building installations

II.1.3. Type of contract

Works

II.1.4. Short description

This contract is for the provision of responsive repairs and voids services within domestic dwellings managed by Circle Thirty Three Housing Trust, Old Ford Housing Association and Mercian Housing Association for which Circle Housing Group has a repair obligation. The work will relate to all of Circle's building stock managed by the 3 Registered Providers listed, including communal and external areas. The work will also involve providing services to Circle's leaseholders, and market rent properties. The contract for each Lot will commence on a schedule of rates based price framework. Circle Housing Group may opt to change to a price per property fixed pricing methodology during the contract term. Circle may consider during the course of the contract taking all or some elements of the service being delivered by suppliers in-house and deliver these via its DLO or via a wholly-owned subsidiary.

II.1.5. Estimated total value

Value excluding VAT: 144 000 000,00 GBP

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: 2The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

This procurement exercise will be divided into Lots as set out below:

Lot 1 — Circle Housing Circle 33 (CHC33).

Lot 2 — Circle Housing Old Ford (CHOF).

Lot 3 — Circle Housing Mercian.

The Authority will not permit or accept one potential supplier to win two lots in London (CHC33 and CHOF). The only permissible combined lots are: Lot 1 + Lot 3 or Lot 2 + Lot 3.

II.2. Description

II.2.1. Title

Circle Thirty Three Housing Trust
Lot No: 1

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKI11 Inner London - West

Main site or place of performance: London Borough of Camden, London borough of Haringey, London Borough of Hackney, London Borough of Islington, London borough of Waltham Forest.

II.2.4. Description of the procurement

This contract is for the provision of responsive repairs and voids services within domestic dwellings managed by Circle Thirty Three Housing Trust, Old Ford Housing Association and Mercian Housing Association for which Circle Housing Group has a repair obligation. The work will relate to all of Circle's building stock managed by the three Registered Providers listed, including communal and external areas. The work will also involve providing services to Circle's leaseholders, and market rent properties. The contract for each Lot will commence on a schedule of rates based price framework. Circle Housing Group may opt to change to a price per property fixed pricing methodology during the contract term. Circle may consider during the course of the contract taking all or some elements of the service being delivered by suppliers in-house and deliver these via its DLO or via a wholly-owned subsidiary.

The scope of works will include:

- a full range of day-to-day responsive repairs and maintenance works to occupied premises,
- void works (includes all clearing and cleaning of the unit, gas servicing & safety testing, electrical testing and any resultant works required),
- disrepair and EHO works
- aids and adaptation works,
- pest control,
- security board-ups,
- snow clearance and gritting,
- Fire Risk Assessment remedial works,
- fencing and pathways,
- rubbish removal, incl. communal areas,
- repairs to door entry systems,
- building cleaning and maintenance (primarily in communal areas),
- work at height,
- low risk asbestos removal,
- electrical inspections and testing.

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: 104 000 000,00 GBP

II.2.7.

Duration of the contract, framework agreement or dynamic purchasing system

Start: 01/09/2016 End: 30/09/2021

This contract is subject to renewal: yes

Description of renewals:

There will be an option to extend the contract for a further period of 4 years in increments of 24 months.

Within the initial 5 year term, there will be a provision, which may be exercised by Circle unilaterally, for a break at the end of October 2018.

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

Envisaged minimum number: 3 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

PQQ questionnaire.

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 contracts for each Lot shall contain options to extend the geographical area of service delivery in certain situations. For example, if the Lot 1 provider fails to perform in accordance with the contract, the relevant Authority may extend the Lot 2 contractor's service area to include the Lot 1 area. This could result in an increased contract value.

II.2. Description

II.2.1. Title

Old Ford Housing Association

Lot No: 2

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKI12 Inner London - East

Main site or place of performance: London Borough of Tower Hamlets, London Borough of Barking and Dagenham, London Borough of Havering.

II.2.4. Description of the procurement

This contract is for the provision of responsive repairs and voids services within domestic dwellings managed by Circle Thirty Three Housing Trust, Old Ford Housing Association and Mercian Housing Association for which Circle Housing Group has a repair obligation. The work will relate to all of Circle's building stock managed by the three Registered Providers listed, including communal and external areas. The work will also involve providing services to Circle's leaseholders, and market rent properties. The contract for each Lot will commence on a schedule of rates based price framework. Circle Housing Group may opt to change to a price per property fixed pricing methodology during the contract term. Circle may consider during

the course of the contract taking all or some elements of the service being delivered by suppliers in-house and deliver these via its DLO or via a wholly-owned subsidiary.

The scope of works will include:

- a full range of day-to-day responsive repairs and maintenance works to occupied premises,
- void works (includes all clearing and cleaning of the unit, gas servicing and safety testing, electrical testing and any resultant works required),
- disrepair and EHO works,
- aids and adaptation works,
- pest control,
- security board-ups,
- snow clearance and gritting,
- Fire Risk Assessment remedial works,
- fencing and pathways,
- rubbish removal, incl. communal areas,
- repairs to door entry systems,
- building cleaning and maintenance (primarily in communal areas),
- work at height,
- low risk asbestos removal,
- electrical inspections and testing.

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: 26 000 000,00 GBP

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

Start: 01/09/2016 End: 30/09/2021

This contract is subject to renewal: yes

Description of renewals:

There will be an option to extend the contract for a further period of 4 years in increments of 24 months.

Within the initial 5 year term, there will be a provision, which may be exercised by Circle unilaterally, for a break at the end of October 2018.

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

Envisaged minimum number: 3 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

PQQ questionnaire.

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 contracts for each Lot shall contain options to extend the geographical area of service delivery in certain situations. For example, if the Lot1 provider fails to perform in accordance with the contract, the relevant Authority may extend the Lot 2 contractor's service area to include the Lot 1 area. This could result in an increased contract value.

II.2. Description

II.2.1. Title

Mercian Housing Association

Lot No: 3

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKG31 Birmingham

Main site or place of performance: West Midlands — Birmingham and surrounding areas.

II.2.4. Description of the procurement

This contract is for the provision of responsive repairs and voids services within domestic dwellings managed by Circle Thirty Three Housing Trust, Old Ford Housing Association and Mercian Housing Association for which Circle Housing Group has a repair obligation. The work will relate to all of Circle's building stock managed by the three Registered Providers listed, including communal and external areas. The work will also involve providing services to Circle's leaseholders, and market rent properties. The contract for each Lot will commence on a schedule of rates based price framework. Circle Housing Group may opt to change to a price per property fixed pricing methodology during the contract term. Circle may consider during the course of the contract taking all or some elements of the service being delivered by suppliers in-house and deliver these via its DLO or via a wholly-owned subsidiary.

The scope of works will include:

- a full range of day-to-day responsive repairs and maintenance works to occupied premises,
- void works (includes all clearing and cleaning of the unit, gas servicing & safety testing, electrical testing and any resultant works required),
- disrepair and EHO works
- aids and adaptation works,
- pest control,
- security board-ups,
- snow clearance and gritting,
- Fire Risk Assessment remedial works,
- fencing and pathways,
- rubbish removal, incl. communal areas,
- repairs to door entry systems,
- building cleaning and maintenance (primarily in communal areas),
- work at height,
- low risk asbestos removal,
- electrical inspections and testing.

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: 14 000 000,00 EUR

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

Start: 01/09/2016 End: 30/09/2021

This contract is subject to renewal: yes

Description of renewals:

There will be an option to extend the contract for a further period of 4 years in increments of 24 months.

Within the initial 5 year term, there will be a provision, which may be exercised by Circle unilaterally, for a break at the end of October 2018.

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

Envisaged minimum number: 3 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

PQQ questionnaire.

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 contracts for each Lot shall contain options to extend the geographical area of service delivery in certain situations. For example, if the Lot 1 provider fails to perform in accordance with the contract, the relevant Authority may extend the Lot 2 contractor's service area to include the Lot 1 area. This could result in an increased contract value.

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 PQQ.

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

Section IV: Procedure

IV.1. Description**IV.1.1.**

Type of procedure

Competitive procedure with negotiation

IV.1.3. Information about a framework agreement or a dynamic purchasing system

IV.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5. Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2015/S 249-453405](#)

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 18/04/2016 Local time: 11:00

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

Date: 02/05/2016

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: 12 (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

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Body responsible for mediation procedures

Official name: Royal Courts of Justice

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

Circle Housing shall comply with the requirements of Regulations 86 and 87 of the Public Contracts Regulations 2015 when notifying applicants of the outcome of this procurement.

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

Official name: Crown Commercial Services

Postal address: Roseberry Court

Town: Norwich

Postal code: NR7 0HS

Country: United Kingdom

VI.5. Date of dispatch of this notice

18/03/2016