

United Kingdom-St Neots: Sheltered housing construction work
OJ S 45/2018 06/03/2018
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Hanover Housing Association

Postal address: Nelson House, Alington Road

Town: St Neots

NUTS code: UK United Kingdom

Postal code: PE19 6RE

Country: United Kingdom

E-mail: amsprocurement@hanover.org.uk

Telephone: +44 1784446000

Internet address(es):

Main address: www.hanover.org.uk

Address of the buyer profile: www.hanover.org.uk

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://hanover.bravosolution.co.uk>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://hanover.bravosolution.co.uk>

Tenders or requests to participate must be submitted to the abovementioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at: <https://hanover.bravosolution.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

Hanover Housing Planned Asset Investment Works

Reference number: HHA-555

II.1.2. Main CPV code

45211200 Sheltered housing construction work

II.1.3. Type of contract

Works

II.1.4. Short description

Hanover Housing Association are a leading provider of housing for the over 55s and one of the largest providers of Extra Care housing in the UK with over 19 000 properties across 600+ estates throughout England.

Hanover would like to invite competent planned works Contractors to be considered for a strategic planned asset and investment works contract/s.

The contract opportunity covers the majority of Hanover's planned and cyclical asset investment requirements and is broken into 4 geographical lots, (North, East, South and West) representing the internal operational structures within Hanover.

Each lot will be awarded to a single Contractor to act as a strategic partner to Hanover to jointly develop and deliver Hanover's planned asset investment and cyclical maintenance programme, taking a strategic whole house approach to delivering the works.

The contracts will be let for 10 years and Hanover estimate the value of each Contract to be 35 — 40 000 000 GBP over the 10 year term.

II.1.5. Estimated total value

Value excluding VAT: 160 000 000,00 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:

The contract opportunity is broken into 4 geographical lots, (North, East, South and West) representing the internal geographical operational structures within Hanover.

Whilst there are no restrictions on bidders who wish to apply for multiple lots, Hanover will only award a maximum of 2 lots to a single bidder.

II.2. Description

II.2.1. Title

Planned works Lot 1 — North Region

Lot No: Lot 1 - North Region

II.2.2. Additional CPV code(s)

45000000 Construction work, 45211100 Construction work for houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating

II.2.3. Place of performance

NUTS code: UKC North East (England)

NUTS code: UKD North West (England)

NUTS code: UKE Yorkshire and the Humber
Main site or place of performance: North of England.

II.2.4. Description of the procurement

Lot 1— North region.

Hanover Housing Association are a leading provider of housing for the over 55s and one of the largest providers of Extra Care housing in the UK with circa 19 000 properties over 600+ estates across England.

Hanover would like to invite competent planned works Contractors to be considered for a strategic planned asset and investment works contract/s.

The contract opportunity covers the majority of Hanover's planned and cyclical asset investment requirements within Hanover's North region.

Please review the tender documentation to see a visual map of Hanover's north region and spread of properties within it.

This lot will be awarded to a single Contractor to act as a strategic partner to Hanover to jointly develop and deliver Hanover's planned asset investment and cyclical maintenance programme, taking a strategic whole house approach to delivering the works.

The specific workstreams that will be delivered under this whole house type contract are as follows:

- interior and exterior cyclical decorations (incl. pre-decoration repairs and flooring replacements),
- UPVC Window and door installations,
- kitchen and Bathroom replacements,
- door and Joinery installations,
- electrical Heating works,
- associated electrical and plumbing works,
- fire alarm and other fire safety installations,
- fire stopping and compartmentation works,
- TV aerial installations,
- external areas installation and refurbishments (e.g. roofing, fencing, path, roads),
- lighting renewals (including emergency lighting),
- major (planned) Void refurbishments.

The contract will be let for 10 years with a start date of 1.4.2019. Whilst there is no guarantee of spend or volume based on our current lifecycle reporting data Hanover estimate the value of this lot to be 3 500 000 GBP - 4 000 000 GBP per annum, therefore an estimated 35 000 000 GBP - 40 000 000 GBP over the full 10 year term.

In order to be considered for the contract interested parties must be able to demonstrate a minimum turnover for the past 2 years trading accounts of at least 7 000 000 GBP per annum.

In addition where 2 lots are to be awarded to a single Contractor, the minimum turnover requirement will be 14 000 000 GBP per annum.

This tender process will be competitive dialogue. Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders to the Invitation to Submit Details Solution (ISDS) stage, and following evaluation of the ISDS submissions will further shortlist to 3 bidders to conduct further competitive dialogue with.

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: 40 000 000,00 GBP

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

Start: 01/04/2019 End: 31/03/2029

This contract is subject to renewal: no

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

Envisaged number of candidates: 5 Objective criteria for choosing the limited number of candidates:

This tender process will be competitive dialogue.

Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders to the Invitation to Submit Details Solution (ISDS) stage.

Following evaluation of the ISDS submissions will further shortlist to 3 bidders to conduct further competitive dialogue with.

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

II.2. Description

II.2.1. Title

Planned works Lot 2 - East Region

Lot No: Lot 2 - East Region

II.2.2. Additional CPV code(s)

45000000 Construction work, 45211100 Construction work for houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating

II.2.3. Place of performance

NUTS code: UKF East Midlands (England)

NUTS code: UKH East of England

Main site or place of performance: East of England.

II.2.4. Description of the procurement

Lot 2 — East region.

Hanover Housing Association are a leading provider of housing for the over 55s and one of the largest providers of Extra Care housing in the UK with circa 19 000 properties over 600+ estates across England.

Hanover would like to invite competent planned works Contractors to be considered for a strategic planned asset and investment works contract/s.

The contract opportunity covers the majority of Hanover's planned and cyclical asset investment requirements within Hanover's East region.

Please review the tender documentation to see a visual map of Hanover's East region and spread of properties within it.

This lot will be awarded to a single Contractor to act as a strategic partner to Hanover to jointly develop and deliver Hanover's planned asset investment and cyclical maintenance programme, taking a strategic whole house approach to delivering the works.

The specific workstreams that will be delivered under this whole house type contract are as follows:

- Interior and exterior cyclical decorations (incl. pre-decoration repairs and flooring replacements),
- UPVC Window and door installations,
- kitchen and Bathroom replacements,
- door and Joinery installations,
- electrical Heating works,
- associated electrical and plumbing works,
- fire alarm and other fire safety installations,
- fire stopping and compartmentation works,
- TV aerial installations,
- external areas installation and refurbishments (e.g. roofing, fencing, path, roads),
- lighting renewals (including emergency lighting),
- major (planned) Void refurbishments.

The contract will be let for 10 years with a start date of 1.4.2019. Whilst there is no guarantee of spend or volume based on our current lifecycle reporting data Hanover estimate the value of this lot to be 3 500 000 GBP — 4 000 000 GBP per annum, therefore an estimated 35 000 000 GBP — 40 000 000 GBP over the full 10 year term.

In order to be considered for the contract interested parties must be able to demonstrate a minimum turnover for the past 2 years trading accounts of at least 7 000 000 GBP per annum. In addition where 2 lots are to be awarded to a single Contractor, the minimum turnover requirement will be 14 000 000 GBP per annum.

This tender process will be competitive dialogue. Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders to the Invitation to Submit Details Solution (ISDS) stage, and following evaluation of the ISDS submissions will further shortlist to 3 bidders to conduct further competitive dialogue with.

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: 40 000 000,00 GBP

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

Start: 01/04/2019 End: 31/03/2029

This contract is subject to renewal: no

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

Envisaged minimum number: 5 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

This tender process will be competitive dialogue.

Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders to the Invitation to Submit Details Solution (ISDS) stage.

Following evaluation of the ISDS submissions Hanover will shortlist to 3 bidders to conduct further competitive dialogue with.

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

II.2. Description

II.2.1. Title

Planned Works lot 3 - South region

Lot No: Lot 3 - South Region

II.2.2. Additional CPV code(s)

45000000 Construction work, 45211100 Construction work for houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating

II.2.3. Place of performance

NUTS code: UKI London

NUTS code: UKJ South East (England)

Main site or place of performance: South East of England including London.

II.2.4. Description of the procurement

Lot 3 — South region.

Hanover Housing Association are a leading provider of housing for the over 55s and one of the largest providers of Extra Care housing in the UK with circa 19 000 properties over 600+ estates across England.

Hanover would like to invite competent planned works Contractors to be considered for a strategic planned asset and investment works contract/s.

The contract opportunity covers the majority of Hanover's planned and cyclical asset investment requirements within Hanover's South region.

Please review the tender documentation to see a visual map of Hanover's South region and spread of properties within it.

This lot will be awarded to a single Contractor to act as a strategic partner to Hanover to jointly develop and deliver Hanover's planned asset investment and cyclical maintenance programme, taking a strategic whole house approach to delivering the works. The specific workstreams that will be delivered under this whole house type contract are as follows:

- interior and exterior cyclical decorations (incl. pre-decoration repairs and flooring replacements),
- UPVC Window and door installations,
- kitchen and Bathroom replacements,
- door and Joinery installations,
- electrical Heating works,
- associated electrical and plumbing works,
- fire alarm and other fire safety installations,
- fire stopping and compartmentation works,
- TV aerial installations,
- external areas installation and refurbishments (e.g. roofing, fencing, path, roads),
- lighting renewals (including emergency lighting),
- major (planned) Void refurbishments.

The contract will be let for 10 years with a start date of 1.4.2019. Whilst there is no guarantee of spend or volume based on our current lifecycle reporting data Hanover estimate the value of this lot to be 3 500 000 — 4 000 000 per annum, therefore an estimated 35 000 000 GBP - 40 000 000 GBP over the full 10 year term.

In order to be considered for the contract interested parties must be able to demonstrate a minimum turnover for the past 2 years trading accounts of at least 7 000 000 per annum. In addition where 2 lots are to be awarded to a single Contractor, the minimum turnover requirement will be 14 000 000 GBP per annum.

This tender process will be competitive dialogue.

Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders for this lot to the Invitation to Submit Details Solution (ISDS) stage.

Following evaluation of the ISDS submissions will further shortlist to 3 bidders for this lot to conduct further competitive dialogue with.

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: 40 000 000,00 GBP

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

Start: 01/04/2019 End: 31/03/2029

This contract is subject to renewal: no

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

Envisaged minimum number: 5 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders for this lot to the Invitation to Submit Details Solution (ISDS) stage.

Following evaluation of the ISDS submissions will further shortlist to 3 bidders for this lot to conduct further competitive dialogue with.

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

II.2. Description

II.2.1. Title

Planned works Lot 4 — West Region

Lot No: Lot 4 - West Region

II.2.2. Additional CPV code(s)

45000000 Construction work, 45211100 Construction work for houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work , 45450000 Other building completion work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating

II.2.3. Place of performance

NUTS code: UKG West Midlands (England)

NUTS code: UKK South West (England)

NUTS code: UKL Wales

Main site or place of performance: West and South West of England.

II.2.4. Description of the procurement

Lot 4 — West region.

Hanover Housing Association are a leading provider of housing for the over 55s and one of the largest providers of Extra Care housing in the UK with circa 19 000 properties over 600+ estates across England.

Hanover would like to invite competent planned works Contractors to be considered for a strategic planned asset and investment works contract/s.

The contract opportunity covers the majority of Hanover's planned and cyclical asset investment requirements within Hanover's West region.

Please review the tender documentation to see a visual map of Hanover's West region and spread of properties within it.

This lot will be awarded to a single Contractor to act as a strategic partner to Hanover to jointly develop and deliver Hanover's planned asset investment and cyclical maintenance programme, taking a strategic whole house approach to delivering the works.

The specific workstreams that will be delivered under this whole house type contract are as follows:

- Interior and exterior cyclical decorations (incl. pre-decoration repairs and flooring replacements).
- UPVC Window and door installations.
- kitchen and Bathroom replacements.
- door and Joinery installations.
- electrical Heating works.
- associated electrical and plumbing works.
- fire alarm and other fire safety installations.
- fire stopping and compartmentation works.
- TV aerial installations.
- external areas installation and refurbishments (e.g. roofing, fencing, path, roads).
- lighting renewals (including emergency lighting).
- major (planned) Void refurbishments.

The contract will be let for 10 years with a start date of 1.4.2019. Whilst there is no guarantee of spend or volume based on our current lifecycle reporting data Hanover estimate the value of this lot to be 3 500 000 GBP - 4 000 000 GBP per annum, therefore an estimated 35 000 000 GBP - 40 000 000 GBP over the full 10 year term.

In order to be considered for the contract interested parties must be able to demonstrate a minimum turnover for the past 2 years trading accounts of at least £7 million per annum. In addition where 2 lots are to be awarded to a single Contractor, the minimum turnover requirement will be 14 000 000 GBP per annum.

This tender process will be competitive dialogue.

Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders for this lot to the Invitation to Submit Details Solution (ISDS) stage.

Following evaluation of the ISDS submissions will further shortlist to 3 bidders for this lot to conduct further competitive dialogue with.

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: 40 000 000,00 GBP

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

Start: 01/04/2019 End: 31/03/2029

This contract is subject to renewal: no

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

Envisaged minimum number: 5 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

This tender process will be competitive dialogue.

Following evaluation of the SQ responses Hanover intend to shortlist the 5 highest scoring bidders for this lot to the Invitation to Submit Details Solution (ISDS) stage.

Following evaluation of the ISDS submissions will further shortlist to 3 bidders for this lot to conduct further competitive dialogue with.

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

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:

In order to deliver the range of workstreams identified under these Contract, bidders must possess within their own organisation or be able to deliver within their supply chain the full range of qualifications, trade registrations etc appropriate to the workstreams. Specific details are provided within the workstream specifications which include (as examples but not limited to):

GasSafe Registered.

NICEIC Registered.

FENSA Certified.

FIRAS Accredited.

WRAS Approved.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

In order to be considered for the contract interested parties must be able to demonstrate a minimum turnover for the past 2 years trading accounts of at least £7 million per annum.

Where 2 lots are to be awarded to a single Contractor, the minimum turnover requirement will be 14 000 000 GBP.

Minimum level(s) of standards possibly required:

Minimum turnover for the past 2 years trading accounts of at least 7 000 000 GBP per annum.

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

The contract will be subject to a variable profit percentage based on performance of key KPIs. Further information can be found within the KPI and Pricing schedules and associated handbooks.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Competitive dialogue

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.1.8. 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: [2018/S 012-022176](#)

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

Date: 06/04/2018 Local time: 12:00

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

Date: 09/05/2018

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

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the long-term Contract(s) at any stage of the procurement process.

The Contracting Authority also reserves the right not to award a Contract.

The Contracting Authority 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 this Contract.

Hanover will be providing an opportunity for all interested Suppliers to attend a briefing session on 16.3.2018 between 10:00 am and 12:00 noon. Full details can be obtained within the SQ tender documents The purpose of this briefing will be to provide an introduction to Hanover as well as an overview of the procurement process and the objectives of the procurement exercise. There will also be an opportunity to raise any queries you may have.

Suppliers must register in advance in order to attend via email to ams.procurement@Hanover.org.uk.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of England and Wales

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Body responsible for mediation procedures

Official name: High Court of England and Wales

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

In accordance with Part 3 of the Public Contracts Regulations 2015.

VI.5. Date of dispatch of this notice

02/03/2018