

**United Kingdom-Leamington Spa: Repair and maintenance services**  
**OJ S 80/2014 24/04/2014**  
**Contract award notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Jephson Homes Housing Association Limited

Postal address: Central Office, Jephson House, Blackdown

Town: Leamington Spa, Warwickshire

Postal code: CV32 6RE

Country: United Kingdom

Contact person: Procurement Department

For the attention of: Helen Walters

E-mail: [tenders@jephson.org.uk](mailto:tenders@jephson.org.uk)

Telephone: +44 1384471061

**Internet address(es):**

General address of the contracting authority: <http://www.jephson.org.uk/>

**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**

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**II.1. Description**

**II.1.1. Title**

Responsive Maintenance/Repairs and Void Property Repairs.

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

Works

NUTS code UK United Kingdom

**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)**

Repair and maintenance services. Jephson Housing Association Group (JHAG), otherwise referred to as 'The client', is tendering for the provision of its responsive repairs/maintenance and void property works requirement. There are 3 associations in the Group which together currently manage approximately 16 000 homes of various tenures, throughout England. JHAG are tendering for Midlands (Leamington Spa), the East Region, and Shropshire, Herefordshire and Warwickshire (known as Marches Housing Association Ltd) areas only of the Group. The contract will be let for an initial 5 years, with an option to extend for up to a further five years, in

yearly increments. The approximate contract value across all Lots, per annum is GBP 4 038 000.

The service will comprise day-to-day responsive maintenance, void property works and out of hours emergency callout repairs to occupied and unoccupied general needs, sheltered and supported residential properties, garages, communal facilities, commercial property and areas /open spaces for which it has landlord responsibility. (NB. Open spaces will be dealt with in the main through separate ground work contractors, however where there are hard landscaping issues such as repairs to paths, fencing etc. the general responsive repairs contractor may be used).

The Contract will be based on the NHF 2011 Form of Contract 2011 and will be let on an 'all-inclusive' basis and is likely to involve work under all building trades. It is anticipated that gas safety checks, servicing, repairs and installations will not be required to be undertaken under the contract generally as a matter of course but nevertheless may be instructed on an occasional basis and so applicants must have the technical ability and capacity to carry out such work if and when instructed. Separate contracts will NOT be awarded for the individual trades (e.g. carpentry, plumbing etc.) encompassed within this Contract.

The Tender will be on the basis of tendered percentage adjustments to the M3NHF Schedule of Rates -Responsive Maintenance and Void Property Works Version 5.1 for all Works.

The Service Provider(s) will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to the Authority and its residents and must be responsive to achieve collaborative working practises, innovation and continuous improvement.

The Service Provider(s) will be required to operate a 100 % repairs by appointment slot system with appointments being made by the contractor once the job is notified via interface to the contractor. The contractor must show a commitment to maintaining and improving the Group's excellent performance in relation to customer satisfaction, Best Value and other local performance indicators.

The Client will require the Service Provider(s) to provide dedicated staff to deal with day-to-day operations of the contract and employ predominantly local and preferably directly employed labour to carry out the work, applicants are advised that TUPE will apply to the Contract.

The Service Provider(s) will also be required to provide, maintain and use modern, up to date ICT technology and business systems for the end to end management and delivery of the contract/service including a suitable and compatible direct IT link in order to interface with the Clients Northgate repairs and housing management system, full and effective real time utilisation of personal digital assistants (PDAs) and vehicle tracking systems.

The Invitation to Tender will also require bidders to submit bids based on the Clients specified options for normal working hours and meeting 2 hour response times on both normal working hour and out of hour emergency callouts.

#### **II.1.5. CPV code(s)**

50000000 Repair and maintenance services

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

#### **II.2. Total value of the contract/lot**

##### **II.2.1. Total value of the contract/lot**

Value: 34 234 350 GBP  
excluding VAT

### **Section IV: Procedure**

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#### **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 600
2. Price. Weighting 400

##### **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**

1011-13-PJG

##### **IV.3.2. Previous publication concerning this procedure**

#### **Section V: Award of contract**

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Lot No: 1

- Lot title: Midlands, Leamington Spa

##### **V.1. Date of conclusion of the contract**

10.2.2014

##### **V.2. Information about tenders**

Number of tenders received: 9

Number of tenders received by electronic means: 9

##### **V.3. Name and address of the contractor**

Official name: Axis Europe plc

Postal address: 145-149 Vauxhall Street

Town: London

Postal code: SE11 5RH

Country: United Kingdom

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

Initial estimated total value of the contract/lot:

Value: 8 300 000 GBP

excluding VAT

Total value of the procurement:

Value: 7 271 300 GBP

If annual or monthly value:

Number of years: 10

##### **V.5. Information about subcontracting**

Lot No: 2

- Lot title: East Part One

##### **V.1.**

**Date of conclusion of the contract**

10.2.2014

**V.2. Information about tenders**

Number of tenders received: 7

Number of tenders received by electronic means: 7

**V.3. Name and address of the contractor**

Official name: Keepmoat Property Services Ltd

Postal address: No 1 Bowling Green Terrace, Jack Lane, West Yorkshire

Town: Leeds

Postal code: LS11 9SP

Country: United Kingdom

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

Initial estimated total value of the contract/lot:

Value: 9 640 000 GBP

excluding VAT

Total value of the procurement:

Value: 8 351 729 GBP

excluding VAT

If annual or monthly value:

Number of years: 10

**V.5. Information about subcontracting**

Lot No: 3

- Lot title: East Part Two

**V.1. Date of conclusion of the contract**

10.2.2014

**V.2. Information about tenders**

Number of tenders received: 5

Number of tenders received by electronic means: 5

**V.3. Name and address of the contractor**

Official name: Shillingoak

Postal address: 2 Pirton Grange, Pirton Road, Hertfordshire

Town: Shillington

Postal code: SG5 3HB

Country: United Kingdom

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

Initial estimated total value of the contract/lot:

Value: 9 460 000 GBP

excluding VAT

Total value of the procurement:

Value: 8 922 482 GBP

excluding VAT

If annual or monthly value:

Number of years: 10

**V.5. Information about subcontracting**

Lot No: 4

- Lot title: Marches

**V.1. Date of conclusion of the contract**

10.2.2014

**V.2. Information about tenders**

Number of tenders received: 8

Number of tenders received by electronic means: 8

**V.3. Name and address of the contractor**

Official name: G Purchase Construction Ltd

Postal address: Unit 8 Reaymer Close

Town: Bloxwich

Postal code: WS2 7QZ

Country: United Kingdom

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

Initial estimated total value of the contract/lot:

Value: 13 070 000 GBP

excluding VAT

Total value of the procurement:

Value: 9 688 539 GBP

excluding VAT

If annual or monthly value:

Number of years: 10

**V.5. Information about subcontracting**

**Section VI: Complementary information**

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**VI.1. Information about European Union funds**

**VI.2. 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, and the contract will be awarded on the basis of the most economically advantageous tender.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=96095814>

GO Reference: GO-2014422-PRO-5622547

**VI.3. Procedures for review**

**VI.3.1. Review body**

**VI.3.2. Review procedure**

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

**VI.4. Date of dispatch of this notice**

22.4.2014