

**United Kingdom-Peterborough: Repair and maintenance services**  
**OJ S 87/2014 06/05/2014**  
**Contract award notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Axiom Housing Association  
Postal address: Maskew Avenue  
Town: Peterborough  
Postal code: PE1 2SX  
Country: United Kingdom  
For the attention of: Paul Veni, Asset Manager  
Telephone: +44 1733347135  
Fax: +44 1733295520

**Internet address(es):**

General address of the contracting authority: <http://www.axiomha.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 Repairs and Maintenance Contract.

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

Works

Main site or place of performance: Within the counties of Cambridgeshire and Lincolnshire.  
NUTS code UKH12 Cambridgeshire CC,UKF3 Lincolnshire

**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)**

A responsive repair and maintenance contract, including void repair work, to Axiom Housing Association's housing stock of approximately 2200 dwellings, plus communal areas and block garages.

The contract will also include a 24-hour emergency repair service, and also include works relating to External Re-decoration and Major Works comprising Kitchen, Bathroom renewals and Electrical upgrades, all of which have an annual estimated value of 1 555 000 GBP and a total estimated contract value of 15 550 000 GBP.

The preferred form of contract is the ACA Standard Form of Contract for Term Partnering "TPC 2005" (Amended 2008). The Contract will be procured using the OJEU Restricted procedure and will be for a 5-year duration, with an option to extend, by mutual consent, up to a further 5 years.

Interested parties should note that there is an incumbent service provider, accordingly TUPE regulations may apply, information relating to the current service provider's employees TUPE and pensions will be provided during the tender stage of the process.

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

50000000 Repair and maintenance services, 39141400 Fitted kitchens, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211310 Bathrooms construction work, 45261210 Roof-covering work, 45261300 Flashing and guttering work, 45261410 Roof insulation work, 45261900 Roof repair and maintenance work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45421151 Installation of fitted kitchens, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45442100 Painting work, 45442180 Repainting work, 45450000 Other building completion work, 45451000 Decoration work, 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services

#### **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**

Value: 3 814 822 GBP

Including VAT. VAT rate (%) 20

### **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. Price. Weighting 40
2. Method Statements. Weighting 21
3. Long term cost certainty. Weighting 9
4. Management Structure. Weighting 6
5. Performance Management. Weighting 6
6. KPI's and Incentivisation. Weighting 6
7. Added Value and Community Benefits. Weighting 6
8. Start-up proposals. Weighting 3
9. IT Infrastructure and Interface. Weighting 3

##### **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**

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

##### **Contract notice**

Notice number in the OJ S: [2013/S 92-156383](#) of 14.5.2013

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

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Contract No: Responsive Repairs and Maintenance Contract

Lot No: 1

- Lot title: Responsive Maintenance and Void Repairs

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

1.4.2014

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

Number of tenders received: 3

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

Official name: Garfield Builders Ltd

Postal address: 16 Royce Road Carr Road Industrial Estate

Town: Peterborough

Postal code: PE1 5YB

Country: United Kingdom

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

Total value of the procurement:

Value: 514 614 GBP

Including VAT. VAT rate (%) 20

If annual or monthly value:

Number of years: 1

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

The contract is likely to be subcontracted: no

Contract No: Responsive Repairs and Maintenance Contract

Lot No: 2

- Lot title: External Repair and Redecoration Works

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

1.4.2014

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

Number of tenders received: 2

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

Official name: Garfield Builders Ltd

Postal address: 16 Royce Road Carr Road Industrial Estate

Town: Peterborough

Postal code: PE1 5YB

Country: United Kingdom

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

Total value of the procurement:

Value: 653 807 GBP

Including VAT. VAT rate (%) 20

If annual or monthly value:

Number of years: 5

**V.5. Information about subcontracting**

The contract is likely to be subcontracted: no

Contract No: Responsive Repairs and Maintenance Contract

Lot No: 3

- Lot title: Major Works

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

1.4.2014

**V.2. Information about tenders**

Number of tenders received: 4

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

Official name: Foster Property Maintenance Ltd

Postal address: Unit 1 Foster Business Park 79 Boleness Road

Town: Wisbech

Postal code: PE13 2XQ

Country: United Kingdom

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

Total value of the procurement:

Value: 2 646 400 GBP

Including VAT. VAT rate (%) 20

If annual or monthly value:

Number of years: 5

**V.5. Information about subcontracting**

The contract is likely to be subcontracted: no

**Section VI: Complementary information**

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**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 pre-qualification questionnaires must be completed and returned together with supporting document to Axiom Housing Association's Procurement Consultant, LMC Partnership, as 1 Nr hard copy and 1Nr electronic copy. Any pre-qualification questionnaires not submitted in the required format or containing all the requested information will be rejected. All communications shall be in English. Tenders, when invited, and all supporting documentation must be priced in GBP and all payments under the contract will be in GBP. Any contract or agreement resulting from the invitation to tender (ITT) will be considered as a contract made in England according to English Law and subject to the exclusive jurisdiction of the English Courts.

The contracting authority does not bind itself to accept any tender and reserves the right not to

award any part or all parts of the contract.

The contracting authority, or its agents, will not be liable for any costs incurred by those expressing an interest or tendering for this contract opportunity.

### **VI.3. Procedures for review**

#### **VI.3.1. Review body**

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

Internet address: <http://www.hmcourts-service.gov.uk>

#### **VI.3.2. Review procedure**

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. This period will allow unsuccessful tenderers to seek further debriefing from Axiom Housing Association before the contract is entered into. Applicants have two working days from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of three working days before the expiry of the standstill period.

If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2006 (SI 2006 No 5) (as amended) 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). 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 or, where the contract award procedures have not been followed correctly, declare the contract to be "ineffective".

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

Official name: Axiom Housing Association

Postal address: Maskew Avenue

Town: Peterborough

Postal code: PE1 2SX

Country: United Kingdom

E-mail: [axiomha@lmcpartnership.co.uk](mailto:axiomha@lmcpartnership.co.uk)

Internet address: <http://www.axiomha.org.uk>

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

1.5.2014