

UK-Manchester: Refurbishment of run-down buildings

OJ S 102/2013 29/05/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Procure Plus Limited

Postal address: Duckworth House, Lancastrian Office Centre, Talbot Road

Town: Manchester

Postal code: M32 0FP

Country: United Kingdom

Internet address(es):General address of the contracting authority: www.procure-plus.comAddress of the buyer profile: <http://tendermanagement.procure-plus.com/register/index/e642606972>**Additional information can be obtained from:**

the abovementioned address

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address**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: yes

Official name: Please refer to section II.1.5 of this Notice for details of the contracting authorities that will be entitled to call off under the framework agreement

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Framework agreement for the delivery of social value and refurbishment.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKD North West (England)

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

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with several operators

Maximum number Envisaged maximum number of participants to the framework agreement
: 57

Duration of the framework agreement

Duration in months: 48

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT:

Range: between 1 and 37 500 000 GBP

II.1.5. Short description of the contract or purchase(s)

Procure Plus (PP) is a social housing consortium based in the North West of England. PP has formed an alliance with Cumbria Housing Partners (CHP), Procure Plus Associates (PPAL) and Efficiency North (EN). Subject to business requirement this alliance may from time to time include other housing associations and/or social housing consortia in the United Kingdom. This alliance is known collectively as Re:allies. Further additional social housing consortia may join the Re:allies alliance from time to time. Further background information can also be obtained by visiting www.re:allies.com.

PP is a regeneration company and social and economic improvement is our fundamental purpose. We establish framework agreements that leverage demand for works, goods and services in the construction market. PPs members, clients and customers are wholly committed to the creation of training and employment opportunities for individuals who are furthest from the labour market, groups that are under-represented within the construction industry or individuals that may otherwise be overlooked or marginalised within the labour market. These groups include, but are not limited to, people from a black or minority ethnic background, ex-offenders, females and young people who are not in education, employment or training.

PP has identified that works to social housing properties, and in particular, works to empty properties, create an ideal basis for the individuals described to attain employability skills and eventually progress from entry level positions through to becoming a qualified tradesperson. PP wishes to procure and enter into a framework agreement that targets those Contractors who can complete the works required and who can demonstrate they share PPs goal of supporting individuals from hard to reach groups into training and long term employment. Contractors will have to provide clear evidence that the foundational values of their organisation directly support the social value aims of this framework agreement and that regeneration is a core organisational activity.

The framework agreement will be divided into six Lots and will cover three categories of works that range from waste clearance, property cleans and the installation of preventative security measures to the minor and major repair and refurbishment of social housing properties. Further details of these Lots and the works and regions that they each cover are set out in Annex B of this Notice. The Contractors appointed to each Lot will be required to actively recruit and retain individuals from hard to reach groups. The Contractors appointed to each Lot will be measured on the quality of the works completed and on the number of individuals who progress to work ready status, and achieve employment and qualifications as a result of the Contractors input and development. The works will be predominantly completed in vacant social housing properties but they may also be required in occupied properties as part of a planned and cyclical maintenance programme.

The framework agreement will be in place for a period of four years and will not be extended beyond this period, however contracts called-off under the framework agreement may, where appropriate, continue beyond the 4 year term of the framework.

Individual contracting authorities entitled to access the framework agreement will have the option to agree and award call off contracts at any stage during the term of the framework. The following contracting authorities will be entitled to agree and award call off contracts under the proposed framework agreement as and when required-

1. PPs members (both current and future). A list of PPs current members is set out in section VI.3 of this Notice.

2. CHPs members (both current and future). A list of CHPs current members is set out in section VI.3 of this Notice.

3. PPALs members (both current and future). A list of PPALs current members is set out in section VI.3 of this Notice.

4. Any partner or customer of PP, CHP, PPAL, or other member from time to time, which may include any social housing provider in the United Kingdom. Social housing provider for this purpose means any provider of social housing and includes registered housing providers (a list of these can be found by visiting www.homesandcommunities.co.uk), local authorities, local government ALMOs and unitary authorities. A list of PPs current partners and customers is set out in section VI.3 of this Notice.

The contracting authorities referred to in paragraphs 1 to 4 above have requirements predominantly within the North West of England.

The contracting authorities referred to in paragraphs 1 to 4 above shall be under no obligation to use the framework agreement.

The framework agreement will be entered into by PP and the successful Contractors however the framework agreement may be novated from PP to Re:allies if and when Re:allies is incorporated.

II.1.6. CPV code(s)

45262690 Refurbishment of run-down buildings, 45453000 Overhaul and refurbishment work, 45453100 Refurbishment work, 45310000 Electrical installation work, 45300000 Building installation work, 45340000 Fencing, railing and safety equipment installation work, 45420000 Joinery and carpentry installation work, 45421100 Installation of doors and windows and related components, 45421150 Non-metal joinery installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513200 Urban solid-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 77312000 Weed-clearance services, 44212329 Security screens, 42160000 Boiler installations, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 50720000 Repair and maintenance services of central heating, 45312100 Fire-alarm system installation work, 45312200 Burglar-alarm system installation work, 79711000 Alarm-monitoring services

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: yes

Tenders may be submitted for one or more lots

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Estimated value excluding VAT:

Range: between 1 and 37 500 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: no

II.3. Duration of the contract or time limit for completion

Duration in months: 48 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Waste clearance and Security - Lancashire, Merseyside and Greater Manchester

1) Short description

The scope of works includes waste clearance, internal, external and environmental cleaning, garden maintenance and the supply and installation of preventative security measures to social housing properties. Contractors appointed to this lot will be required to pro-actively identify, recruit and retain trainee candidates from a range of hard to reach groups who wish to gain experience of the world of work and who aspire to secure long term employment in the construction industry. Contractors will deploy the candidates to the works arising from the underlying contracts agreed via this lot so that they may gain experience of a working environment. Contractors will be measured on the ratio of candidates who are retained and assessed as work ready as a result of the Contractors input and development.

2) CPV code(s)

90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513200 Urban solid-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 44212329 Security screens, 79711000 Alarm-monitoring services, 45312200 Burglar-alarm system installation work, 45312100 Fire-alarm system installation work, 45421142 Installation of shutters, 77312000 Weed-clearance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 5 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

A maximum of 10 contractors will be appointed to this lot.

Lot No: 2

Lot title: Minor refurbishment works - Lancashire, Merseyside and Greater Manchester

1) Short description

The scope of works includes all of the works stated in Lot 1 plus minor repair and refurbishment to social housing properties, including the supply and installation of floor covering, windows, doors and kitchen and bathroom equipment. It will include electrical installation and repair, redecorating and making good works. Contractors appointed to this lot will be required to pro-actively identify, recruit and retain candidates from a range of hard to

reach groups who wish to develop skills in order to secure long term employment in the construction industry. Contractors will deploy the candidates to the works arising from the underlying contracts agreed via this lot so that they may work towards achieving career relevant qualifications. Contractors will be measured on the ratio of candidates who are retained and assessed as work ready as a result of the Contractors input and development.

2) CPV code(s)

45262690 Refurbishment of run-down buildings, 45453100 Refurbishment work, 45310000 Electrical installation work, 45300000 Building installation work, 45340000 Fencing, railing and safety equipment installation work, 45420000 Joinery and carpentry installation work, 45421100 Installation of doors and windows and related components, 45421150 Non-metal joinery installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 77312000 Weed-clearance services, 90513200 Urban solid-refuse disposal services, 45421142 Installation of shutters, 44212329 Security screens, 79711000 Alarm-monitoring services, 45312200 Burglar-alarm system installation work

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 10 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

A maximum of 20 contractors will be appointed to this lot.

Lot No: 3

Lot title: Major refurbishment works - Lancashire, Merseyside and Greater Manchester

1) Short description

The scope of works includes major repair and refurbishment to social housing properties including internal and external structural works, supply and installation of heating equipment, supply and installation of bathroom and kitchen equipment, supply and installation of windows and doors, electrical rewire and installation works and all associated ancillary and making good works. Contractors appointed to this lot will be required to pro-actively identify, recruit and retain trainee candidates from client communities who will be deployed to works agreed via the underlying contracts within this lot. Candidates will possess the aptitude and attitude required to successfully fulfil the requirements of a career relevant qualification to Level 2 standard or equivalent. Contractors will be measured on the ratio of candidates who successfully achieve their qualifications and who are retained and or progress to a higher level of training or employment as a result of the Contractors input and development.

2) CPV code(s)

45262690 Refurbishment of run-down buildings, 45453100 Refurbishment work, 45310000 Electrical installation work, 45300000 Building installation work, 45340000 Fencing, railing and safety equipment installation work, 45420000 Joinery and carpentry installation work, 45421100 Installation of doors and windows and related components, 45421150 Non-metal joinery installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45315000 Electrical installation work of heating and other electrical building-equipment,

45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 50720000 Repair and maintenance services of central heating, 90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513200 Urban solid-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 77312000 Weed-clearance services, 45312200 Burglar-alarm system installation work, 44212329 Security screens, 45421142 Installation of shutters, 45312100 Fire-alarm system installation work

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 10 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

A maximum of 6 contractors will be appointed to this lot.

Lot No: 4

Lot title: Waste clearance and Security - Cumbria

1) Short description

The scope of works includes waste clearance, internal, external and environmental cleaning, garden maintenance and the supply and installation of preventative security measures to social housing properties in the region of Cumbria. Contractors appointed to this lot will be required to pro-actively identify, recruit and retain trainee candidates from a range of hard to reach groups who wish to gain experience of the world of work and who aspire to secure long term employment in the construction industry. Contractors will deploy the candidates to the works arising from the underlying contracts agreed via this lot so that they may gain experience of a working environment. Contractors will be measured on the ratio of candidates who are retained and assessed as work ready as a result of the Contractors input and development.

2) CPV code(s)

90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513200 Urban solid-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 77312000 Weed-clearance services, 44212329 Security screens, 79711000 Alarm-monitoring services, 45312200 Burglar-alarm system installation work, 45312100 Fire-alarm system installation work, 45421142 Installation of shutters

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 2 500 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

A maximum of 5 contractors will be appointed to this lot.

Lot No: 5

Lot title: Minor refurbishment works - Cumbria

1)

Short description

The scope of works includes all of the works stated in Lot 4 plus minor repair and refurbishment to social housing properties in the region of Cumbria, including the supply and installation of floor covering, windows, doors and kitchen and bathroom equipment. It will include electrical installation and repair, redecorating and making good works. Contractors appointed to this lot will be required to pro-actively identify, recruit and retain candidates from a range of hard to reach groups who wish to develop skills in order to secure long term employment in the construction industry. Contractors will deploy the candidates to the works arising from the underlying contracts agreed via this lot so that they may work towards achieving career relevant qualifications. Contractors will be measured on the ratio of candidates who are retained and assessed as work ready as a result of the Contractors input and development.

2) CPV code(s)

45262690 Refurbishment of run-down buildings, 45453100 Refurbishment work, 45310000 Electrical installation work, 45300000 Building installation work, 45340000 Fencing, railing and safety equipment installation work, 45420000 Joinery and carpentry installation work, 45421100 Installation of doors and windows and related components, 45421150 Non-metal joinery installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513200 Urban solid-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 77312000 Weed-clearance services, 44212329 Security screens, 79711000 Alarm-monitoring services, 45312200 Burglar-alarm system installation work, 45312100 Fire-alarm system installation work, 45421142 Installation of shutters

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 5 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

A maximum of 10 contractors will be appointed to this lot.

Lot No: 6

Lot title: Major refurbishment works - Cumbria

1) Short description

The scope of works includes major repair and refurbishment to social housing properties in the region of Cumbria including internal and external structural works, supply and installation of heating equipment, supply and installation of bathroom and kitchen equipment, supply and installation of windows and doors, electrical rewire and installation works and all associated ancillary and making good works. Contractors appointed to this lot will be required to pro-actively identify, recruit and retain trainee candidates from client communities who will be deployed to works agreed via the underlying contracts within this lot. Candidates will possess the aptitude and attitude required to successfully fulfil the requirements of a career relevant qualification to Level 2 standard or equivalent. Contractors will be measured on the ratio of candidates who successfully achieve their qualifications and who are retained and or progress to a higher level of training or employment as a result of the Contractors input and development.

2) CPV code(s)

45262690 Refurbishment of run-down buildings, 45453100 Refurbishment work, 45310000 Electrical installation work, 45300000 Building installation work, 45340000 Fencing, railing and safety equipment installation work, 45420000 Joinery and carpentry installation work, 45421100 Installation of doors and windows and related components, 45421150 Non-metal joinery installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45315000 Electrical installation work of heating and other electrical building-equipment, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 50720000 Repair and maintenance services of central heating, 90513000 Non-hazardous refuse and waste treatment and disposal services, 90513100 Household-refuse disposal services, 90513200 Urban solid-refuse disposal services, 90513500 Treatment and disposal of foul liquids, 44212329 Security screens, 79711000 Alarm-monitoring services, 45312200 Burglar-alarm system installation work, 45312100 Fire-alarm system installation work, 45421142 Installation of shutters, 77312000 Weed-clearance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 5 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

A maximum of 6 contractors will be appointed to this lot.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantees, performance bonds, warranties and / or deposits may be required.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Further information will be available in the invitation to tender documents.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

In the event of a group of suppliers submitting an acceptable offer it will be necessary to provide an undertaking that each supplier will be jointly and severally responsible for the due performance of any contracts called off under the framework agreement.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: Please refer to the pre-qualification documents.

III.2.2. Economic and financial ability

List and brief description of conditions: Please refer to the pre-qualification documents.
Minimum level(s) of standards possibly required: Please refer to the pre-qualification documents.

III.2.3. Technical and professional ability

List and brief description of conditions:
Please refer to the pre-qualification documents.
Minimum level(s) of standards possibly required:
Please refer to the pre-qualification documents.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

III.3.2. Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Restricted

IV.1.2. Information about the limits on the number of candidates to be invited

Objective criteria for choosing the limited number of candidates: As set out in the pre-qualification documents.

IV.1.3. 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 no

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

An electronic auction will be 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

Prior information notice

Notice number in the OJ S: [2013/S 51-083258](#) of 13.3.2013

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 27.6.2013 - 17:00
Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

27.6.2013 - 17:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Persons authorised to be present at the opening of tenders: no

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published: 2016.

VI.2. Information about European Union funds

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

Identification of the project: Various programmes or projects completed using funding received via the European Regional Development Fund.

VI.3. Additional information

PPs current members are as follows:

Guinness Northern Counties www.guinnesspartnership.com/resident-services/guinness-northern-counties.aspx

Northwards Housing www.northwardshousing.co.uk

Parkway Green Housing Trust www.parkwaygreen.co.uk

Rochdale Boroughwide Housing www.rbhousing.org.uk

Salix Homes www.salixhomes.org

Southway Housing www.southwayhousing.co.uk

Stockport Homes www.stockporthomes.org/main.cfm

Symphony Housing www.symphonymhousing.org.uk

Trafford Housing Trust www.traffordhousingtrust.co.uk

Together Housing www.togetherhousing.co.uk

Your Housing Group www.yourhousinggroup.co.uk

CHPs current members are as follows:

Eden Housing Association www.edenha.org.uk

Home North West www.homegroup.org.uk

Impact Housing Association www.impacthousing.org.uk

Two Castles Housing Association www.twocastles.org.uk

South Lakes Housing www.southlakeshousing.co.uk

Your Derwent and Solway Housing Association (part of Your Housing) www.yourhousinggroup.co.uk

PPALs current members are as follows:

Mosscares Housing Group www.mosscares.org.uk

PPs current partners and customers are as follows:

Barrow Council www.barrowbc.gov.uk

Calico Housing www.calico.org.uk

Community Gateway Association www.communitygateway.co.uk/index.aspx

City South Manchester www.citysouthmanchester.co.uk

First Choice Homes Oldham www.fcho.co.uk/main.cfm

Home Group www.homegroup.org.uk

Peaks and Plains www.peaksplains.org

Sixtown Housing www.sixtownhousing.org

Wigan and Leigh Housing www.walh.co.uk

Further details on PP and its members can be found at www.procure-plus.com

Further details on CHP and its members can be found at www.cumbriahp.com

Further details on PPAL and its members can be found at www.procure-plus.com/gmprocure-associates

PP reserves the right to cancel the procurement at any time and not to proceed with all or part of the framework agreement.

PP will not, under any circumstances, reimburse any expense incurred by applicants in preparing their PQQ submission for the framework agreement.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with Regulation 32, 32A and Part 9 of the Public Contracts Regulations 2006 (as amended).

VI.4.3. 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

Country: United Kingdom

VI.5. Date of dispatch of this notice

27.5.2013