

UK-Sheffield: Repair and maintenance services of building installations

OJ S 103/2013 30/05/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Arches Housing Ltd
Postal address: 122 Burngreave Road
Town: Sheffield
Postal code: S3 9DE
Country: United Kingdom
For the attention of: Sally Steade
E-mail: sallys@archeshousing.org.uk

Internet address(es):

General address of the contracting authority: <http://www.archeshousing.org.uk/>
Address of the buyer profile: [https://cirrus-tenders.co.uk/Home.aspx?Link=\[84c3bb72-22e0-4d8e-ae4f-6caedab7fade\]&ClientStyle=1](https://cirrus-tenders.co.uk/Home.aspx?Link=[84c3bb72-22e0-4d8e-ae4f-6caedab7fade]&ClientStyle=1)
Electronic access to information: [https://cirrus-tenders.co.uk/Home.aspx?Link=\[84c3bb72-22e0-4d8e-ae4f-6caedab7fade\]&ClientStyle=1](https://cirrus-tenders.co.uk/Home.aspx?Link=[84c3bb72-22e0-4d8e-ae4f-6caedab7fade]&ClientStyle=1)
Electronic submission of tenders and requests to participate: [https://cirrus-tenders.co.uk/Home.aspx?Link=\[84c3bb72-22e0-4d8e-ae4f-6caedab7fade\]&ClientStyle=1](https://cirrus-tenders.co.uk/Home.aspx?Link=[84c3bb72-22e0-4d8e-ae4f-6caedab7fade]&ClientStyle=1)

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: no

Section II: Object of the contract

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

Responsive Repairs and Voids Framework 2013.

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

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: Sheffield, Rotherham and surrounding areas.
NUTS code UKE3 South Yorkshire

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
: 18

Duration of the framework agreement

Duration in years: 4

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

Estimated value excluding VAT: 1 570 000 GBP

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

This Tender can only be accessed online at www.cirrustenders.co.uk

Please do not contact Arches Housing Limited to request tender documentation, log on to www.cirrustenders.co.uk to access the Tender directly

Arches Housing Ltd was established in 1975 and has over 30 years experience of providing good quality affordable housing within South Yorkshire. In 2005 Arches Housing became a recognised Black and Minority Ethnic (BME) housing association with more than 80 percent of their Board Members from minority communities.

Arches Housing provide over 900 affordable homes for their customers in Sheffield and Rotherham.

Arches Housing uses a number of contractors to service its repairs and voids maintenance, with no main contractor in place. Arches Housing is tendering to appoint to a framework agreement a variety of contractors, with no main contractor (trade specialists are welcome) against four lots. For all lots, Arches Housing is seeking a number of contractors who can provide day to day repairs within inhabited properties using a Schedule of Rates system. Full details regarding which Schedule and the form of contract will be provided at the ITT stage. For clarity Arches Housing is seeking bids from contractors to participate in a responsive repairs and voids framework consisting of the following lots:

Lot 1- General repairs and void maintenance

Lot 2- Plumbing repairs and void maintenance

Lot 3- Electrical repairs and void maintenance

Lot 4- Out of hours repairs, emergency repairs and call handling

Bidders can bid on one or more lot.

This framework is intended to cover work to Arches Housings stock within the Sheffield and Rotherham areas. Currently, approximately 900 properties are located in Sheffield, and 80 within the Rotherham area.

Please note: Successful bidders will be expected to be able to deliver all services within the lot (s) bid for, no further subdivision will occur. Successful bidders cannot subcontract any work to third party contractors.

The proposed framework will last for a maximum of 4 years and will consist of 5 contractors in each lot; except for lot 4, where the number of participating contractors is envisaged to be 3. Arches Housing reserve the right to award call-off contracts of varying length, subject to the work required and the needs of Arches Housing.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations

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

The procurement is covered by the Government Procurement Agreement: no

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 total value of GBP 1 570 000 over 4 years.

Estimated value excluding VAT: 1 570 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: yes

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: General repairs and void maintenance

1) Short description

General day to day repairs and voids repairs.

2) CPV code(s)

50700000 Repair and maintenance services of building installations

3) Quantity or scope

Estimated value excluding VAT: 840 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Plumbing repairs and void maintenance

1) Short description

Plumbing day to day repairs and voids repairs.

2) CPV code(s)

50700000 Repair and maintenance services of building installations

3) Quantity or scope

Estimated value excluding VAT: 304 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Electrical repairs and void maintenance

1) Short description

Electrical day to day repairs and voids repairs.

2) CPV code(s)

50700000 Repair and maintenance services of building installations

3) Quantity or scope

Estimated value excluding VAT: 320 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: Out of hours repairs , emergency repairs and call handling

1) Short description

Out of hours repairs, emergency repairs and call handling.

2) CPV code(s)

50700000 Repair and maintenance services of building installations

3) Quantity or scope

Estimated value excluding VAT: 100 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

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

See tender documentation.

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

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: Any contractor may be disqualified who has been convicted of:

(a) conspiracy within the meaning of section 1 or 1A of the Criminal Law Act 1977(a) or article 9 or 9A of the Criminal Attempts and Conspiracy (Northern Ireland) Order 1983(b) where that conspiracy relates to participation in a criminal organisation as defined in Article 2 of Council Framework Decision 2008/841/JHA(c);

- (b) corruption within the meaning of section 1(2) of the Public Bodies Corrupt Practices Act 1889(d) or section 1 of the Prevention of Corruption Act 1906(e), where the offence relates to active corruption;
- (c) the offence of bribery, where the offence relates to active corruption;
- (ca) bribery within the meaning of section 1 or 6 of the Bribery Act 2010(f);
- (d) fraud, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities(g), within the meaning of—
- (i) the offence of cheating the Revenue;
- (ii) the offence of conspiracy to defraud;
- (iii) fraud or theft within the meaning of the Theft Act 1968(h), the Theft Act (Northern Ireland) 1969(i), the Theft Act 1978(j) or the Theft (Northern Ireland) Order 1978(k);
- (iv) fraudulent trading within the meaning of section 458 of the Companies Act 1985(a), article 451 of the Companies (Northern Ireland) Order 1986(b) or section 993 of the Companies Act 2006(c);
- (v) fraudulent evasion within the meaning of section 170 of the Customs and Excise Management Act 1979(d) or section 72 of the Value Added Tax Act 1994(e);
- (vi) an offence in connection with taxation in the European Union within the meaning of section 71 of the Criminal Justice Act 1993(f);
- (vii) destroying, defacing or concealing of documents or procuring the execution of a valuable security within the meaning of section 20 of the Theft Act 1968(g) or section 19 of the Theft Act (Northern Ireland) 1969(h);
- (viii) fraud within the meaning of section 2, 3 or 4 of the Fraud Act 2006(i); or (ix) making, adapting, supplying or offering to supply articles for use in frauds within the meaning of section 7 of the Fraud Act 2006;
- (e) money laundering within the meaning of section 340(11) of the Proceeds of Crime Act 2002 (j);
- (ea) an offence in connection with the proceeds of criminal conduct within the meaning of section 93A, 93B or 93C of the Criminal Justice Act 1988(k) or article 45, 46 or 47 of the Proceeds of Crime (Northern Ireland) Order 1996(l);
- (eb) an offence in connection with the proceeds of drug trafficking within the meaning of section 49, 50 or 51 of the Drug Trafficking Act 1994(m); or
- (f) any other offence within the meaning of Article 45(1) of the Public Sector Directive as defined by the national law of any relevant State.

III.2.2. Economic and financial ability

List and brief description of conditions: See tender documentation.

Minimum level(s) of standards possibly required: See tender documentation.

III.2.3. Technical and professional ability

List and brief description of conditions:

See tender documentation.

Minimum level(s) of standards possibly required:

See tender documentation.

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

Envisaged minimum number 25: and Maximum number 30

Objective criteria for choosing the limited number of candidates: See pre-qualification questionnaire.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

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

no

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

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published: 4 years

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

VI.3. Additional information

Under the Public Services (Social Value) Act 2012 Arches Housing must consider:

a) how what is being procured might improve the economic, social and environmental well-being of the area where it exercises its functions, and

b) how, in conducting the process of procurement, it might act with a view to securing that improvement. Accordingly, the subject matter of this procurement has been scoped to take into account the priorities of Arches Housing relating to social well-being.

These priorities have been considered and detail will be provided in the tender documents regarding the implications for specification and/or the evaluation criteria.

VI.4. Procedures for review**VI.4.1. Review body****VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: This tender process will incorporate a minimum 10 calendar day standstill period at the point information on the award of the framework is communicated to tenderers. Appeals can be directly raised with Arches Housing via the contact points detailed in section I.1 of this contract notice.

If an appeal regarding the award of the framework has not successfully been resolved between the tenderer and Arches Housing, then the Public Contracts Regulations 2006 (SI 2006 No 5) 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, Wales and Northern Ireland).

VI.4.3. Service from which information about the review procedure may be obtained**VI.5. Date of dispatch of this notice**

28.5.2013