

United Kingdom-London: Repair and maintenance services
OJ S 103/2015 30/05/2015
Contract award notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Newlon Housing Trust
Postal address: Newlon House, 4 Daneland Walk, Hale Village
Town: London
Postal code: N17 9FE
Country: United Kingdom
For the attention of: Cooper Heather
E-mail: heather.cooper@newlon.org.uk
Telephone: +44 2076138000

Internet address(es):

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

I.2. Type of the contracting authority

Body governed by public law

I.3. Main activity

General public services
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

Responsive Repairs and Maintenance Services, including Voids, Newlon Housing Trust 2016-21/26.

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
Main site or place of performance: Various Boroughs in North East London, UK.
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)

Newlon Housing Trust ('Newlon') ran a Competitive Dialogue Procedure and will now enter into a long term contract for the delivery of responsive repairs and maintenance, including works to void properties. Our housing portfolio currently comprises of approximately 7,000

homes in various boroughs in North East London, although the numbers of homes will vary during the course of the contract.

Newlon will enter into a bespoke form of JCT Measured Term Contract 2011 for an initial period of five years, with an option to extend the contract by a further five years, dependent upon satisfactory performance by the contractor, as measured by agreed KPIs.

Newlon reserves the option to add planned and cyclical programmes of work to the contract, depending upon satisfactory performance by the contractor, as measured by agreed Key Performance Indicators.

— Planned maintenance works are expected to include major internal and external component replacement with an approximate annual value of 2 500 000-3 500 000 GBP, at Newlon's discretion. Planned works will be added no earlier than April 2016.

— Cyclical works are expected to include all external decorations and internal decoration of communal areas, and all necessary related repairs and preparatory work. Cyclical works may also include the replacement of doors, windows and joinery, guttering and roof coverings. Cyclical works have approximate annual value of 1 000 000 GBP, also at Newlon's discretion. Cyclical works will be added no earlier than April 2016.

(BAFO).

Newlon intend to change the cost model from a Schedule of Rates (SOR) to a Price Per Property (PPP), no earlier than April 2017.

Newlon retain the option to move to a wholly owned subsidiary no earlier than five years into the contract.

Newlon is keen to improve customer satisfaction with the repairs and maintenance service and provide work and work experience opportunities (including, but not limited to trade apprenticeships) to our customers.

II.1.5. CPV code(s)

50000000 Repair and maintenance services, 45421151 Installation of fitted kitchens, 45262500 Masonry and bricklaying work, 45262300 Concrete work, 45211310 Bathrooms construction work, 45320000 Insulation work, 45442180 Repainting work, 50711000 Repair and maintenance services of electrical building installations, 45260000 Roof works and other special trade construction works, 45261900 Roof repair and maintenance work, 45310000 Electrical installation work, 45262660 Asbestos-removal work, 50800000 Miscellaneous repair and maintenance services, 45421100 Installation of doors and windows and related components, 45330000 Plumbing and sanitary works

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

The procurement is covered by the Government Procurement Agreement: no

II.2. Total value of the contract/lot

II.2.1. Total value of the contract/lot

Value: 44 786 130 GBP
excluding VAT

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

competitive dialogue

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of

1. Price. Weighting 40
2. Quality criteria. Weighting 60

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

Notice on a buyer profile

Notice number in the OJ S: [2014/S 209-369520](#) of 30.10.2014

Contract notice

Section V: Award of contract

V.1. Date of conclusion of the contract

26.5.2015

V.2. Information about tenders

Number of tenders received by electronic means: 4

V.3. Name and address of the contractor

Official name: Wates Living Space

Postal address: 23 Crown Road, Enfield, Middlesex

Town: London

Postal code: EN1 1FE

Country: United Kingdom

Telephone: +44 2082677777

Internet address: www.wates.co.uk

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

Total value of the procurement:

Value: 4 478 613,55 GBP

excluding VAT

If annual or monthly value:

Number of years: 10

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Section VI: Complementary information

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

I.1) Name, addresses and contact point(s):

Address of the buyer profile: Newlon House, 4 Daneland Walk, Hale Village, London, N17 9FE, UK

VI.3. Procedures for review

VI.3.1. Review body

Official name: High Court of England and Wales

Postal address: The Royal Courts of Justice, The Strand

Town: London

Postal code: WC2A 2LL

Telephone: +44 2079476000

Body responsible for mediation procedures

Official name: The High Court of England and Wales

Postal address: The Royal Courts of Justice, The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

VI.3.2. Review procedure

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

Official name: The Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1 2AS

Country: United Kingdom

Telephone: +44 2079476000

VI.4. Date of dispatch of this notice

26.5.2015