

UK-Liverpool: real estate services
OJ S 126/2012 04/07/2012
Contract award notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Riverside Group Limited
Postal address: 2 Estuary Boulevard
Town: Liverpool
Postal code: L24 8RF
Country: United Kingdom
For the attention of: Stephanie O'Byrne
E-mail: Riverside_Real_Estate_Consultants@valueworks.co.uk
Telephone: +44 1942614060
Fax: +44 1942237968

Internet address(es):

General address of the contracting authority: www.riverside.org.uk
Address of the buyer profile: www.valueworks.co.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

II.1. Description

II.1.1. Title

The Riverside Group Limited - Real Estate Consultants Framework.

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

Services

Service category No 14: Building-cleaning services and property management services

Main site or place of performance: Social housing properties, sheltered accomodation, supported housing, owned/managed by The Riverside Group Limited and its current and future members, subsidiaries, partners as well as any other housing landlords with similiar objectives to The Riverside Group Limited across the UK, including Scotland and Wales.
NUTS code

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

The procurement involves the establishment of a framework agreement

II.1.4.

Short description of the contract or purchase(s)

The Riverside Group Limited has established a four year non-binding Framework Agreement for Real Estate Consultants to assist with the partial rationalisation of its social housing stock, at the locations described at II.2 above.

The Riverside Group Limited has split the available work into two lots for different services. The selected Consultants under Lot 1 will be required to provide Valuation Services (Open Market Valuations, Existing Use Valuations, Social Housing and, where appropriate, Net Present Valuations) - for two principal purposes - namely - first time valuation and revaluation for lenders and investors on secured stock, as well as for stock rationalisation purposes. The selected Consultants under Lot 2 will be required to provide strategic advice and tactical support, marketing, negotiation and other services associated with the disposal of the aforementioned properties.

The selected Consultants will be required to provide valuation advice, market the property, deal with public enquiries, and provide Energy Performance Certificates where required. Further information on the lots and proposed call-off procedures was provided in the Tender Supporting Documentation.

The Riverside Group Limited owns or manages approximately 46 000 properties across England. After a review of its property profile, The Riverside Group Limited has identified as part of its strategy properties which are to be disposed of via transfers to other Registered Providers or open market sales.

Note: The award of the Framework Agreement does not constitute any guarantee of work. Real Estate Consultants will be called off the Framework - by means of direct call off or by means of mini-competition - in order to satisfy project requirements.

The Framework Agreement will be managed by The Riverside Group Limited. All current and future members, subsidiaries, and joint venture arrangements of The Riverside Group Limited, partners of The Riverside Group Limited and other organisations with similar interests to The Riverside Group Limited will be entitled to call-off individual contracts pursuant to the framework. These contracts will be held, managed and supervised by the individual organisation making the call-off. Further details are provided at Section VI.2.

The key objectives of the framework are:

- to provide access to a pre-tendered, OJEU compliant, framework for The Riverside Group Limited and other organisations as detailed above who may wish to use the Framework,
- to deliver cashable and non-cashable efficiencies to meet government and The Riverside Group Limited or other organisations Value for Money, and efficiency targets,
- to develop a performance driven culture where the companies providing the most effective and efficient delivery of our objectives are recognised and rewarded.

Valueworks were engaged to assist The Riverside Group Limited in carrying out this procurement.

II.1.5. CPV code(s)

70000000 Real estate 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: 10 000 000 GBP
excluding VAT

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Open

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of

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

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

VWCL1032

IV.3.2. Previous publication concerning this procedure

Notice number in the OJ S: [2012/S 36-058203](#) of 22.2.2012

Notice number in the OJ S: [2012/S 68-112200](#) of 6.4.2012

Section V: Award of contract

Contract No: 1

Lot No: 1

- Lot title: Valuation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 6

V.3. Name and address of the contractor

Official name: Countrywide

Postal address: 17 Duke Street

Town: Chelmsford

Postal code: CM1 1HP

Country: United Kingdom

E-mail: paul.hunt@countrywide.co.uk

Telephone: +44 2079081557

Internet address: www.countryside.co.uk

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Contract No: 2

Lot No: 1

- Lot title: Valuation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 6

V.3. Name and address of the contractor

Official name: Drivers Jonas Deloitte

Postal address: Athene Place, 66 Shoe Lane

Town: London

Postal code: EC4A 3BQ

Country: United Kingdom

E-mail: tenders@djdeloitte.co.uk

Telephone: +44 2073033152

Fax: +44 7826958500

Internet address: www.djdeloitte.co.uk

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Contract No: 3

Lot No: 1

- Lot title: Valuation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 6

V.3. Name and address of the contractor

Official name: Jones Lang LaSalle

Postal address: 22 Hanover Square

Town: London

Postal code: W1S 1JA

Country: United Kingdom

E-mail: fiona.davies@eu.jll.com

Telephone: +44 2070875973

Fax: +44 2073995120

Internet address: www.eu.jll.com

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Contract No: 4

Lot No: 2

- Lot title: Stock Rationalisation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 7

V.3. Name and address of the contractor

Official name: Ark Housing Consultancy

Postal address: 14 Hylton Street

Town: Birmingham

Postal code: B18 6HN

Country: United Kingdom

E-mail: peastwood@arkconsultancy.co.uk

Telephone: +44 1215153831

Internet address: www.arkconsultancy.co.uk

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Contract No: 5

Lot No: 2

- Lot title: Stock Rationalisation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 7

V.3. Name and address of the contractor

Official name: Drivers Jonas Deloitte

Postal address: Athene Place, 66 Shoe Lane

Town: London

Postal code: EC4A 3BQ

Country: United Kingdom

E-mail: tenders@djdeloitte.co.uk

Telephone: +44 2073033152

Fax: +44 782695850

Internet address: www.djdeloitte.co.uk

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Contract No: 6

Lot No: 2

- Lot title: Stock Rationalisation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 7

V.3. Name and address of the contractor

Official name: Jones Lang LaSalle

Postal address: 22 Hanover Square

Town: London

Postal code: W1S 1JA

Country: United Kingdom

E-mail: fiona.davies@eu.jll.com

Telephone: +44 2070875973

Fax: +44 2073995120

Internet address: www.eu.jll.com

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Contract No: 7

Lot No: 2

- Lot title: Stock Rationalisation Services.

V.1. Date of conclusion of the contract

9.6.2012

V.2. Information about tenders

Number of tenders received: 7

V.3. Name and address of the contractor

Official name: Savills Commercial Limited

Postal address: Lansdowne House, 57 Berkeley Square

Town: London

Postal code: W1J 6ER

Country: United Kingdom

E-mail: nsharris@savills.com

Telephone: +44 2078774595

Internet address: www.savills.com

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

Initial estimated total value of the contract/lot:

Value: 10 000 000 GBP
excluding VAT

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

The Riverside Group Limited owns or manages approximately 46 000 houses across England. The Framework Agreement may be used by (or applicable to) The Riverside Group Limited's Partners, members and subsidiaries both current and future or The Riverside Group Limited's Consortia Partners and Members both current and future - where consortia are any consortia of organisations of housing landlords and associated organisations and subsidiaries with similar objectives as those of The Riverside Group Limited, seeking to work collaboratively with The Riverside Group Limited to access these arrangements.

This may include any housing landlords managing and maintaining affordable rented housing, intermediate market rented and shared equity housing, privately rented housing, privately owned housing for specialist housing groups (e.g. care homes, student housing, supported housing, hostels) and any related assets which may be owned/managed by registered providers, local authorities, local authority ALMOs, private companies, charities and associated organisations or subsidiaries of the foregoing in the UK, (a full list of current RPs can be found via the following link - [http:// www.tenantservicesauthority.org/server /show/nav.490](http://www.tenantservicesauthority.org/server/show/nav.490)).

As explained at section VI.3 (Additional Information) the Framework Agreement and Call-Off Contracts will be available for access by one or more local authorities, local authority ALMOs, Registered Providers, any other category of Social Landlord, or those categories of organisation also listed above.

Accordingly this Contract Award Notice is placed on behalf of the above organisations and in this respect The Riverside Group Limited should be regarded as a 'Central Purchasing Body'. Please also note that Riverside is an Industrial and Provident Society under the Industrial and Provident Societies Act 1965 with registered number 30938R, and, a Registered Provider registered in England (registration number 04091048) L4552 with exempt charity status.

VI.3. Procedures for review

VI.3.1. Review body

Official name: Royal Courts of Justice

Country: United Kingdom

Body responsible for mediation procedures

Official name: See Section VI.2

VI.3.2. Review procedure

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

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

Official name: The Cabinet Office
Country: United Kingdom

VI.4. Date of dispatch of this notice
29.6.2012