

United Kingdom-London: Building sale or purchase services

OJ S 124/2016 30/06/2016

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Lewisham Homes

Postal address: Old Town Hall, Catford

Town: London

NUTS code: UKI12 Inner London - East

Postal code: SE6 4RU

Country: United Kingdom

E-mail: Procurement@lewishamhomes.org.uk

Telephone: +44 2086134244

Internet address(es):

Main address: www.lewishamhomes.org.uk

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <http://www.delta-esourcing.com/tenders/UK-UK-London:-Building-sale-or-purchase-services./V8W9ZZ5KB8>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Other type: Arms Length Management Organisation (ALMO)

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Valuation Services.

II.1.2. Main CPV code

70121000 Building sale or purchase services

II.1.3. Type of contract

Services

II.1.4. Short description

LH is responsible for managing around 13 200 tenanted and 4 800 leasehold properties. The stock is widely distributed throughout Lewisham borough and is largely made up of low-rise

blocks of flats, as well as some high-rise blocks, street properties and some house conversions.

LH is looking for a provider to undertake valuation services in 2 areas of the business Right to Buy and Property Acquisitions. The scope of work may increase in the future to include valuation services for areas such as, property disposals, land valuations and any other valuation services that LH may require,

II.1.5. Estimated total value

Value excluding VAT: 360 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

70331000 Residential property services, 70122000 Land sale or purchase services

II.2.3. Place of performance

NUTS code: UKI London

Main site or place of performance: London.

II.2.4. Description of the procurement

Lewisham Homes (LH) was created as an Arm's Length Management Organisation (ALMO) in January 2007. It is a non-profit making company limited by guarantee, and the London Borough of Lewisham Council (LBL) is the sole shareholder. LH is responsible for managing around 13 200 tenanted and 4 800 leasehold properties. The stock is widely distributed throughout Lewisham borough and is largely made up of low-rise blocks of flats, as well as some high-rise blocks, street properties and some house conversions.

Lewisham Homes is seeking a valuation service that will support its business. At the start of the contract there will be 2 areas of the business requiring valuation services:

- Home Ownership Team requiring Right to Buy valuations;
- Development Team requiring Property Acquisition valuations.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 360 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

2 year contract with option to extend by an additional year.

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3 Maximum number: 10 Objective criteria for choosing the limited number of candidates:

Reference Details Score Weighting

1. Applicant Information Info only n/a.
2. Grounds for mandatory Exclusion Pass/Fail n/a.
3. Grounds for Discretionary Exclusion Pass/Fail n/a.

- 4. Not used n/a n/a.
- 5. Economic and Financial Standing Pass/Fail n/a.
- 6. Technical and Professional Ability Scored 15 %.
- 7. Additional PQQ Modules
 - (A1) Quality Management Scored 15 %.
 - (A2) Experience of Operating Similar Contracts Scored 20 %.
 - (A3) Organisational structure Scored 10 %.
 - (A4) Health and Safety Scored 10 %.
 - (A5) Right to Buy understanding and knowledge Scored 30 %.
- 7B Insurance Pass/Fail n/a.
- 7C Compliance with Equality Legislation Pass/Fail n/a.
- 7D Environmental Management Pass/Fail n/a.
- 7E Health and Safety Pass/Fail n/a.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.1. Information about a particular profession

Execution of the service is reserved to a particular profession Reference to the relevant law, regulation or administrative provision:

Services must be managed by a Chartered Surveyor with Membership of RICS or equivalent who is to ensure all services are provided in accordance with the RICS Red Book.

III.2.2. Contract performance conditions

Details of any conditions will be set out in the tender documents. These may include conditions relating to environmental and social requirements.

III.2.3. 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

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

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

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 28/07/2016 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 19/08/2016

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 4 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement. Lewisham Homes Limited is the Arms Length Managements Organisation (ALMO) responsible for the management of housing stock owned by the London Borough of Lewisham. The housing stock which is the subject of these services is widely distributed throughout the London Borough of Lewisham and largely consists of low rise flats, although there are some high-rise blocks and street properties. The right is reserved not to proceed with or not award a contract for the whole or part of this procurement. Neither LHL nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest in tendering for these services.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Building-sale-or-purchase-services./V8W9ZZ5KB8>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/V8W9ZZ5KB8>

GO Reference: GO-2016628-PRO-8419177.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Lewisham Homes Limited

Postal address: Old Town Hall, Catford

Town: London
Postal code: SE6 4RU
Country: United Kingdom
E-mail: procurement@lewishamhome.org.uk
Telephone: +44 0208614207
Internet address: <https://www.delta-esourcing.com>

VI.4.2. Body responsible for mediation procedures

Official name: Lewisham Homes
Postal address: Old Town Hall, Catford
Town: London
Postal code: SE6 4RU
Country: United Kingdom
E-mail: procurement@lewishamhome.org.uk
Telephone: +44 0208614207
Internet address: <https://www.delta-esourcing.com>

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

The contracting authority will incorporate a minimum of 10 calendar day standstill period at the point of information on the award of the contract is communicated to tenderers. 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 breach of the rules to take action in the High Court (England, Wales and Northern Ireland). 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 award damages. If the contract has followed correctly, declare the contract to be 'ineffective'.

VI.5. Date of dispatch of this notice

28/06/2016