

UK-London: repair and maintenance services

OJ S 165/2012 29/08/2012

Contract notice

Services

Directive 2004/18/EC

## Section I: Contracting authority

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### I.1. Name and addresses

Official name: Hyde Housing Association Limited

Postal address: 30 Park Street

Town: London

Postal code: SE1 9EQ

Country: United Kingdom

Contact person: David Miller

E-mail: [dmiller@rand-associates.co.uk](mailto:dmiller@rand-associates.co.uk)

Telephone: +44 1737249475

#### Internet address(es):

General address of the contracting authority: [www.hyde-housing.co.uk](http://www.hyde-housing.co.uk)

#### Additional information can be obtained from:

Official name: As detailed in the Pre Qualification Questionnaire

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

Official name: As detailed in the Pre Qualification Questionnaire

**Tenders or requests to participate must be submitted:** Official name: As detailed in the Pre Qualification Questionnaire

### 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

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### II.1. Description

#### II.1.1. Title attributed to the contract by the contracting authority

Responsive Repairs and Voids Contracts.

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

Services

Service category No 1: Maintenance and repair services

NUTS code UK United Kingdom

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

The notice involves a public contract

#### **II.1.4. Information about framework agreement**

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

Hyde Housing Association Limited (Hyde) wishes to procure Responsive Repairs and Voids Contracts for the provision of a range of responsive repairs and voids works and services to Hyde's housing stock. The works and services to be provided under the Contracts include (but are not limited to):

- responsive repairs and renewals to tenanted properties, internal and external communal areas (all trades). These works may also be to managed leasehold properties, supported housing, market rent, and student accommodation which Hyde may operate,
- void repairs, renewals, clearance and cleaning (minor and major work). These works may also be to managed leasehold properties, supported housing, market rent, student accommodation which Hyde may operate,
- production of energy performance certificates,
- out of hours service to make safe works classed as emergencies,
- aids and adaptations (minor non mechanical aids installation, repairs and replacements),
- handyman service,
- security screens at empty properties,
- garage repairs,
- competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

There will be three Contracts, one for each Lot. Each Lot will cover a different geographic region. These Lots and their estimated values are set out in Annex B of this Notice, and are further detailed in the PQQ for this procurement.

It is envisaged that the Contracts with the successful contractor(s) will each last for an initial period of 10 years with an option to extend, at Hyde's sole discretion, for a further period of 5 years, giving a total potential term of 15 years.

Bidders are advised that the terms of the Transfer of Undertakings (Protection of Employment) Regulations 2006 may apply to the existing workforce employed by the incumbent contractors in relation to the works and services to be performed by the successful bidders under the Contracts. Further information on TUPE will be provided at the tender stage of the procurement process.

#### **II.1.6. CPV code(s)**

50000000 Repair and maintenance services, 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: yes

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

The total value of the works and services to be carried out under the three Contracts combined

is estimated to be approximately 11 200 000 GBP per annum, giving a total estimated value of approximately 168 000 000 GBP over the potential 15 year term.

Estimated value excluding VAT: 168 000 000 GBP

### **II.2.2. Information about options**

Options: yes

Description of options: It is envisaged that the Contracts with the successful contractor(s) will each last for an initial period of 10 years with an option to extend, at Hyde's sole discretion, for a further period of 5 years, giving a total potential term of 15 years.

### **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: 180 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Lot 1 - London

#### **1) Short description**

A Contract for the provision of the works and services described in section II.1.5 to properties in the London region. For further details of the geographical areas covered by this Lot please refer to the PQQ.

#### **2) CPV code(s)**

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations

#### **3) Quantity or scope**

The total value of the works and services to be carried out under the Contract for this Lot is estimated to be approximately 5 200 000 GBP per annum, giving a total estimated value of approximately 78 000 000 GBP over the potential 15 year term.

Estimated value excluding VAT: 78 000 000 GBP

#### **4) Indication about different time frame or duration**

Duration in months: 180 (from the award of the contract)

#### **5) Additional information about lots**

Lot No: 2

Lot title: Lot 2 - East, Kent, South

#### **1) Short description**

A Contract for the provision of the works and services described in section II.1.5 to properties in the Kent, East Sussex, Surrey and Northamptonshire regions. For further details of the geographical areas covered by this Lot please refer to the PQQ.

#### **2) CPV code(s)**

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations

#### **3) Quantity or scope**

The total value of the works and services to be carried out under the Contract for this Lot is estimated to be approximately 4 400 000 GBP per annum, giving a total estimated value of approximately 66 000 000 GBP over the potential 15 year term.

Estimated value excluding VAT: 66 000 000 GBP

**4) Indication about different time frame or duration**

Duration in months: 180 (from the award of the contract)

**5) Additional information about lots**

Lot No: 3

Lot title: Lot 3 - East Minster

**1) Short description**

A Contract for the provision of the works and services described in section II.1.5 to properties in the East Midlands region. For further details of the geographical areas covered by this Lot please refer to the PQQ.

**2) CPV code(s)**

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations

**3) Quantity or scope**

The total value of the works and services to be carried out under the Contract for this Lot is estimated to be approximately 1 600 000 GBP per annum, giving a total estimated value of approximately 24 000 000 GBP over the potential 15 year term.

Estimated value excluding VAT: 24 000 000 GBP

**4) Indication about different time frame or duration**

Duration in months: 180 (from the award of the contract)

**5) Additional information about lots**

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**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**

To be included in the contract documentation.

**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 contractors submitting an acceptable offer it will be necessary to provide an undertaking that each company will be jointly and severally responsible for the due performance of the Contracts.

**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: In accordance with Articles 45 to 50 of Directive 2004/18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006 and as set out in the PQQ.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: The information and formalities set out in Article 47 of Directive 2004/18/EC and Regulation 24 Public Contracts Regulations 2006. These requirements are set out in the PQQ.

Minimum level(s) of standards possibly required: Please refer to the PQQ referred to above.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

The information and formalities set out in Article 48 of Directive 2004/18/EC and Regulation 25 Public Contracts Regulations 2006. These requirements are set out in the PQQ.

Minimum level(s) of standards possibly required:

Please refer to the PQQ referred to above.

### **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: yes

Reference to the relevant law, regulation or administrative provision:

##### **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**

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### **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 number of candidates: 15

Objective criteria for choosing the limited number of candidates: As set out in the PQQ.

#### **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**

Responsive Repairs and Voids Contracts

**IV.3.2. Previous publication concerning this procedure**

**Prior information notice**

Notice number in the OJ S: [2012/S 139-232217](#) of 19.7.2012

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

Payable documents: no

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

27.9.2012 - 14:00

**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**

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**VI.1. Information about recurrence**

This is a recurrent procurement: no

**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**

Bidders who wish to express an interest in and apply for the Contracts must complete and submit the PQQ for this procurement. A copy of the PQQ can be obtained by visiting the following web page and following the instructions set out on it: <http://www.hyde-housing.co.uk/contractors>

Hyde intends to hold a Bidders Day on 12 September 2012 to provide Bidders with further background to this procurement. Further details of this Bidders Day are included in the PQQ. Hyde Housing Association reserves the right to cancel the procurement and not to proceed with all or part of the Contracts.

Hyde Housing Association will not, under any circumstances, reimburse any expense incurred by bidders in preparing their PQQ or tender submissions.

To further assist bidders, set out below are additional CPV codes (to those set out in section II. 1.6 of this Notice) that may be relevant to this procurement:

90650000-8, 45262660-5, 45111000-8, 50800000-3, 50710000-5, 50711000-2, 50712000-9, 45261920-9, 45261900-3, 45261910-6  
44212329-1, 45111200-0, 45111213-4

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

**Body responsible for mediation procedures**

Official name: Royal Courts of Justice

Postal address: 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: Roseberry Court, St Andrews Business Park

Town: Norwich

Postal code: NR7 0HS

Country: United Kingdom

**VI.5. Date of dispatch of this notice**

24.8.2012