

UK-London: repair and maintenance services
OJ S 168/2012 01/09/2012
Contract award notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Origin Housing Limited

Postal address: 110 Eversholt Street

Town: London

Postal code: NW1 1BS

Country: United Kingdom

For the attention of: Sarah Baxter

E-mail: origin@echelonconsultancy.co.uk

Telephone: +44 1707339800

Fax: +44 1707339801

Internet address(es):

General address of the contracting authority: www.originhousing.org.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

Repairs maintenance and voids contract for social housing stock.

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

Works

NUTS code UKI London, UKH23 Hertfordshire

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)

Origin Housing Limited (the "Authority") is seeking expressions of interest from suitably qualified and experienced service providers to enter into a long-term partnering arrangement for the delivery of a programme of repairs and maintenance and voids repairs works (the "Programme") to its residential housing stock comprising approximately 5 413 properties in the contract area. The number of properties may increase or decrease over the term of the Programme.

The Authority reserves an option to add planned maintenance works to the Programme at its

sole option no earlier than the 3rd year of the contract term, subject to the Service Provider performing satisfactorily against agreed KPIs and Targets. Planned maintenance works are expected to involve maintenance to kitchens and bathrooms, windows and doors, external repairs and decorations, boilers and heating, and electrical rewiring, with an approximate annual value of between 0 - 4 615 833 GBP (ex VAT) at the Authority's discretion. The Authority intends to enter into contract with the successful service provider under a bespoke form of TPC2005 Term Partnering Contract (amended 2008) for an initial period of 5 years with options for the Authority to extend the term for a period of up to a further 5 years, subject to satisfactory performance by the service provider against agreed Key Performance Indicators. The Authority wishes to discuss with bidders at the Dialogue stage (as defined in the pre-qualification questionnaire) the potential for developing processes under TPC2005 for savings and efficiencies through the Authority establishing a wholly owned subsidiary to provide labour for the provision of the Programme, to be managed by the Service Provider through contractual mechanisms. The Authority is keen to pursue the government's sustainability agenda and to combat fuel poverty among residents. The Authority is also keen to explore other means of improving sustainability in their properties and therefore the tender documents will include opportunities to submit proposals for other "added-value" eco-commitments. Bidders should be able to demonstrate experience of and commitments to long-term partnering relationships and engagement with residents and propose strategies for developing continuous improvement.

II.1.5. CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services, 50720000 Repair and maintenance services of central heating, 50711000 Repair and maintenance services of electrical building installations, 50532000 Repair and maintenance services of electrical machinery, apparatus and associated equipment, 44221000 Windows, doors and related items, 39221000 Kitchen equipment, 45211310 Bathrooms construction work, 50531100 Repair and maintenance services of boilers

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: 61 926 664,00 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. Quality. Weighting 60
2. Cost. 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

ECH349

IV.3.2. Previous publication concerning this procedure

Contract notice

Notice number in the OJ S: [2011/S 184-301008](#) of 24.9.2011

Section V: Award of contract

V.1. Date of conclusion of the contract

27.7.2012

V.2. Information about tenders

Number of tenders received: 3

V.3. Name and address of the contractor

Official name: T Gilmartin Ltd

Postal address: 86 Princess Street

Town: Luton

Postal code: LU1 5AT

Country: United Kingdom

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

Initial estimated total value of the contract/lot:

Value: 61 926 664,00 GBP

excluding VAT

Total value of the procurement:

Value: 61 926 664,00 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

VI.3. Procedures for review

VI.3.1. Review body

Official name: see V1.3.2 below

VI.3.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum 10 calendar day standstill period at the point 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 a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within 30 days beginning with the date the economic operator knew or ought to have known that grounds for starting the proceedings had arisen. The Court may extend the time limit (by up to 3 months) where it considers that there is a good reason for doing so. 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 may award damages. If the contract has been entered into, the Court may only award damages or, where the contract award procedures have not been followed correctly, declare the contract to be "ineffective".

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

VI.4. Date of dispatch of this notice

30.8.2012