

**United Kingdom-Croydon: Repair and maintenance services**

OJ S 164/2014 28/08/2014

Contract notice

Works

**Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Croydon Churches Housing Association  
Postal address: 6th Floor, Norfolk House, Wellesley Road  
Town: Croydon  
Postal code: CR0 1LH  
Country: United Kingdom  
For the attention of: Sarah Baxter  
E-mail: [ccha@echelonconsultancy.co.uk](mailto:ccha@echelonconsultancy.co.uk)  
Telephone: +44 1707339800  
Fax: +44 1707339801

**Internet address(es):**General address of the contracting authority: <http://www.ccha.biz>**Additional information can be obtained from:**

the abovementioned address

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

the abovementioned address

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

Integrated Asset Management Contract.

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

Works

Main site or place of performance: London Boroughs of Croydon, Bromley and Sutton.

NUTS code UKI22 Outer London - South

**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)**

The provision of responsive repairs, planned and refurbishment works, cyclical works, aids and adaptations, environmental works and works following fire risk assessments to stock owned or managed by Croydon Churches Housing Association.

Competitive Dialogue is being used to support the development of the cost model and the delivery of an integrated asset management approach.

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

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45311100 Electrical wiring work, 45311000 Electrical wiring and fitting work, 45330000 Plumbing and sanitary works, 45260000 Roof works and other special trade construction works, 45332200 Water plumbing work, 44230000 Builders' carpentry, 45440000 Painting and glazing work, 45442110 Painting work of buildings, 45442100 Painting work, 45421100 Installation of doors and windows and related components, 50712000 Repair and maintenance services of mechanical building installations, 79512000 Call centre, 45351000 Mechanical engineering installation works, 45310000 Electrical installation work, 45421151 Installation of fitted kitchens, 45211310 Bathrooms construction work

#### **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: no

#### **II.1.9. Information about variants**

Variants will be accepted: no

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

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

The estimated annual value of the repairs and maintenance works is GBP 750 000 per annum (ex VAT). The estimated value of the voids works is GBP 350 000 (ex VAT). The estimated value of planned works is GBP 750 000 (ex VAT). The estimated value of cyclical, environmental, fire upgrade works and aids and adaptations is GBP 365 000 (ex VAT).

Therefore the total estimated annual value of the contract will be GBP 2 215 000 (ex VAT), or GBP 22 150 000 (ex VAT) over a full 10-year contract period

Estimated value excluding VAT:

Range: between 22 000 000 and 28 000 000 GBP

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

Options: yes

Description of options: The contract will be for an initial term of 5 years with an option to extend for a further 5 years with a break clause for non-performance

Provisional timetable for recourse to these options:  
in months: 60 (from the award of the contract)

#### **II.2.3. Information about renewals**

This contract is subject to renewal: yes

Number of possible renewals: 1

### **II.3. Duration of the contract or time limit for completion**

Duration in months: 120 (from the award of the contract)

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

Details of any deposits, guarantees or bonds required by the contracting authority will be set out in the Invitation to Participate in Dialogue.

#### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

Details of any financial conditions and payment arrangements required by the contracting authority will be set out in the Invitation to Participate in Dialogue.

#### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

Consortium bids must state that the bidding members are a consortium. The contracting authority reserves the right to require a lead service provider to undertake primary contractual liability or to require that one or more parties are jointly and severally liable.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Under the contract, the service provider and any supply chain will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly, the contract performance conditions may relate in particular to social and/or environmental regeneration conditions.

### **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: Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1 and must be returned to that address by the date stipulated at Section IV.3.4 to the address provided in the questionnaire.

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

List and brief description of conditions: Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1 and must be returned to that address by the date stipulated at Section IV.3.4 to the address provided in the questionnaire.

Minimum level(s) of standards possibly required: As stated in the pre-qualification questionnaire.

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

List and brief description of conditions:

Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1 and must be returned to that address by the date stipulated at Section IV.3.4 to the address provided in the questionnaire.

Minimum level(s) of standards possibly required:  
As stated in the pre-qualification questionnaire.

#### **III.2.4. Information about reserved contracts**

#### **III.3. Conditions specific to services contracts**

##### **III.3.1. Information about a particular profession**

##### **III.3.2. Information about staff responsible for the performance of the contract**

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

##### **IV.1.1. Type of procedure**

competitive dialogue

##### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates: As detailed in the Invitation to Participate in Dialogue.

##### **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 yes

#### **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**

ech572

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

no

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

Time limit for receipt of requests for documents or for accessing documents: 2.10.2014 - 12:59

Payable documents: no

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

2.10.2014 - 13:00

##### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

17.10.2014

**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**

## **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**

The contracting authority reserves the right not to award a contract or to award a contract for part or parts of the Programme advertised pursuant to this notice.

The Authority anticipates that the Business Transfers Directive 2001/23/EC as implemented by the Transfers of Undertakings (Protection of employment) Regulations 2006 will apply to the transfer of personnel from the incumbent contractor under this procurement. The Authority's detailed requirements will be set out in the tender and contract documents.

Applicants are invited to participate in Dialogue will be expected to allocate appropriate resources to participate effectively in the Dialogue process, and therefore applicants are requested to ensure they are fully aware of the requirements and be able to commit the necessary time and resources before returning a pre-qualification questionnaire.

### **VI.4. Procedures for review**

#### **VI.4.1. Review body**

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A2AS

Country: United Kingdom

#### **VI.4.2. 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 started within 30 days beginning with the date when the aggrieved party first knew or ought to have known that grounds for starting the proceedings had arisen. The Court may extend the time limit for starting proceedings where the Court considers that there is a good reason for doing so but not so as to permit proceedings to be started more than 3 months after that date. 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.4.3. Service from which information about the review procedure may be obtained**

Official name: As VI.4.1 and VI.4.2

Country: United Kingdom

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

26.8.2014