

**UK-Leeds: gas appliance maintenance services**  
**OJ S 206/2012 25/10/2012**  
**Contract notice**  
**Services**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Connect Housing Association Limited  
Postal address: 205 Roundhay Road  
Town: Leeds  
Postal code: LS8 4HS  
Country: United Kingdom  
For the attention of: Nick Drury  
E-mail: [nick.drury@connecthousing.org.uk](mailto:nick.drury@connecthousing.org.uk)

**Internet address(es):**

General address of the contracting authority: <http://www.connecthousing.org.uk/>

**Additional information can be obtained from:**

Official name: Morgan Lambert Ltd  
Postal address: 2 Abbey Court, Selby Business Park  
Town: Selby  
Postal code: YO8 8RY  
Country: United Kingdom  
For the attention of: Stacey Varley-Thompson  
E-mail: [procurementservices@morganlambert.com](mailto:procurementservices@morganlambert.com)  
Telephone: +44 1757210598  
Fax: +44 1757212289  
Internet address: [www.morganlambert.com](http://www.morganlambert.com)

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

Official name: Morgan Lambert Ltd  
Postal address: 2 Abbey Court, Selby Business Park  
Town: Selby  
Postal code: YO8 8RY  
Country: United Kingdom  
For the attention of: Stacey Varley-Thompson  
E-mail: [procurementservices@morganlambert.com](mailto:procurementservices@morganlambert.com)  
Telephone: +44 1757210598  
Fax: +44 1757212289  
Internet address: [www.morganlambert.com](http://www.morganlambert.com)

**Tenders or requests to participate must be submitted:** Official name: Morgan Lambert Ltd

Postal address: 2 Abbey Court, Selby Business Park  
Town: Selby  
Postal code: YO8 8RY  
Country: United Kingdom  
For the attention of: Stacey Varley-Thompson  
E-mail: [procurementservices@morganlambert.com](mailto:procurementservices@morganlambert.com)

Telephone: +44 1757210598  
Fax: +44 1757212289  
Internet address: [www.morganlambert.com](http://www.morganlambert.com)

**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**

Servicing, Safety Check, Issue of Landlord's Gas Safety Record, Installation & Heating Responsive Repairs Contract.

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

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: West Yorkshire Region.

NUTS code UKE4 West Yorkshire

**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)**

Connect Housing Association Ltd (CHA) is seeking to appoint a competent experienced gas servicing/responsive repair and installation service provider, to service, maintain and replace the gas installations within approximately 2 600 dwellings that form the housing stock of CHA. A small number of these are commercial appliances in sheltered schemes. The contract for domestic gas servicing will be `Fully Comprehensive` covering all of Connect Housing Associations; gas appliances, heating pipe work, radiators, hot water pipe work, cylinders and storage tanks etc. The commercial appliances will be on a `service only` contract. At this stage it is envisaged that the planned boiler replacement programme will be approximately 150 new heating installations/boiler changes per annum. The successful contractor will also be required to offer services to CHA Managing Agents and/or Leaseholders. The contract area covered is most of the West Yorkshire Region.

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

50531200 Gas appliance maintenance services, 50531100 Repair and maintenance services of boilers, 50720000 Repair and maintenance services of central heating, 45330000 Plumbing and sanitary works

**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**

Housing stock comprises 2 600 dwellings mostly in the West Yorkshire region and the anticipated contract value will be in the region of 1 000 000,00 GBP per annum. This five year contract has the option for extension for a further three and two years respectively.

Estimated value excluding VAT: 5 000 000,00 GBP

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

Options: yes

Description of options: After an initial 60 month term, the contract may be extended by 36 months and then a further 24 months.

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: no

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

Duration in months: 60 (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, bonds etc will be set out in the contract documents.

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

Details of financing conditions and payment arrangements will be set out in the contract document.

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

N/A.

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

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

Description of particular conditions: Applicants will be required to complete a pre-qualification questionnaire.

### **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: All conditions to participate will be set out in the PQQ and the bidders will have to demonstrate their experience with similar contracts. Additionally the UK Public Contracts Regulations 2006 (S.I. 2006 No:5) Regulation 23 will apply.

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

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

List and brief description of conditions:

Membership of a class of persons approved by the HSE (currently Gas Safe Register) is mandatory, along with all the appropriate ACS assessments.

Minimum level(s) of standards possibly required:

The ability and capability to provide 24/7 365 days a year service.

### **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: Membership of a class of persons approved by the HSE (currently Gas Safe Register) is mandatory, along with all the appropriate ACS assessments.

#### **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: yes

## **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 minimum number 5: and Maximum number 10

Objective criteria for choosing the limited number of candidates: From the PQQ submissions a list of bidders will be chosen for the ITT (minimum 5, maximum 10) following the tender return the most economical bidders will be invited to give a tender clarification interview. A site visit may also be undertaken as part of the tender clarification.

#### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

### **IV.2. Award criteria**

#### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of Criteria below

1. Quality. Weighting 70

2. Price. Weighting 30

#### **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**

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

no

**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**

29.11.2012 - 13:00

**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**

**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**

This advertisement is made by Morgan Lambert Ltd on behalf of Connect Housing Association Limited. The authority reserves the right not to award any contract proposed in this advertisement or to award only part or parts of the proposed services. Tenderers shall take their own view and make their own arrangements as to whether or not TUPE applies.

**VI.4. Procedures for review**

**VI.4.1. Review body**

**VI.4.2. Review procedure**

**VI.4.3. Service from which information about the review procedure may be obtained**

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

22.10.2012