

**United Kingdom-Brentford: Repair and maintenance services of building installations**  
**OJ S 152/2019 08/08/2019**  
**Contract award notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Inquilab Housing Association  
Postal address: Unit 3, 8 Kew Bridge  
Town: Brentford  
NUTS code: UKI75 Hounslow and Richmond upon Thames  
Postal code: TW8 0FJ  
Country: United Kingdom  
Contact person: Tim Frondigoun  
E-mail: [tfrondigoun@arkconsultancy.co.uk](mailto:tfrondigoun@arkconsultancy.co.uk)  
Telephone: +44 1215153831

**Internet address(es):**

Main address: <https://inquilabha.org/>

**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

Housing and community amenities

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Responsive, Void and Planned Maintenance Partnering Contract

**II.1.2. Main CPV code**

50700000 Repair and maintenance services of building installations

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

Inquilab owns and manages over 1 200 residential properties in the West London Boroughs of Hillingdon, Ealing, Hounslow, Harrow, Brent, Richmond, Kingston-upon-Thames and Kensington and Chelsea, and in the Boroughs of Slough and Elmbridge. Inquilab is looking to procure a single contract for the delivery of responsive repairs, works to void properties including gas safety checks, electrical safety checks and remedial works, planned elemental investment works and cyclical redecorations. The contract will commence in October 2019, with the planned and cyclical maintenance elements commencing in April 2020.

#### **II.1.6. Information about lots**

This contract is divided into lots: no

#### **II.1.7. Total value of the procurement**

Value excluding VAT: 17 000 000,00 GBP

### **II.2. Description**

#### **II.2.2. Additional CPV code(s)**

50710000 Repair and maintenance services of electrical and mechanical building installations

#### **II.2.3. Place of performance**

NUTS code: UKI7 Outer London - West and North West

Main site or place of performance: All properties in the ownership or under the management of Inquilab HA across West London and the Boroughs of Slough and Elmbridge.

#### **II.2.4. Description of the procurement**

The following will be operational from the start of the contract in October 2019:

Responsive repairs and maintenance to residential properties and communal areas of blocks

— repairs and improvements to empty homes to enable reletting,

— gas safety checks to void properties,

— electrical safety checks and remedial works.

From April 2020 the following works will be undertaken through this contract:

— planned replacement of components, including kitchens, bathrooms, doors, windows, roofs, boilers and central heating, rewires and electrical upgrades,

— cyclical decorations.

The following may be added to the contract, subject to satisfactory performance and value for money:

— aids and adaptations.

#### **II.2.5. Award criteria**

Quality criterion - Name: Resourcing and managing the contract / Weighting: 12 %

Quality criterion - Name: Mobilisation / Weighting: 8 %

Quality criterion - Name: ICT Implementation and interfaces / Weighting: 10 %

Quality criterion - Name: Customer care and safety / Weighting: 12 %

Quality criterion - Name: Risk management / Weighting: 4 %

Quality criterion - Name: Social value / Weighting: 4 %

Price - Weighting: 50 %

#### **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**

There will be a no-fault break clause operational with 12 months' written notice on either side.

## **Section IV: Procedure**

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### **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.2.1. Previous publication concerning this procedure**

Notice number in the OJ S: [2018/S 234-533908](#)

##### **IV.2.8. Information about termination of dynamic purchasing system**

##### **IV.2.9. Information about termination of call for competition in the form of a prior information notice**

### **Section V: Award of contract**

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#### **Title:**

Responsive, Void and Planned Maintenance Partnering Contract

A contract/lot is awarded: yes

#### **V.2. Award of contract**

##### **V.2.1. Date of conclusion of the contract**

19/07/2019

##### **V.2.2. Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: no

##### **V.2.3. Name and address of the contractor**

Official name: T Gilmartin Ltd

National registration number: 4169879

Postal address: First Floor, Radius House, 51 Clarendon Road

Town: Watford

NUTS code: UKH23 Hertfordshire

Postal code: WD17 1HP

Country: United Kingdom

E-mail: [office@gilmartins.co.uk](mailto:office@gilmartins.co.uk)

Telephone: +44 1582726803

Internet address: [www.gilmartins.co.uk](http://www.gilmartins.co.uk)

The contractor is an SME: yes

##### **V.2.4. Information on value of the contract/lot**

Initial estimated total value of the contract/lot: 17 000 000,00 GBP

Total value of the contract/lot: 17 000 000,00 GBP

## V.2.5. Information about subcontracting

### Section VI: Complementary information

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#### VI.3. Additional information

Bidders must use the web link provided in this notice to access the selection questionnaire. Bidders must complete the selection questionnaire, using the information provided in this notice as guidance.

The contracting authority reserves the right to cancel the procurement at any time and not to proceed with the award of any contract at any stage of the procurement process or to award only a part or parts of any contract reserving the right to cancel or awarding part or parts of this contract.

The contracting authority shall not be liable for any cost or expense incurred by operators in connection with the completion and return of information requested in this contract notice. Economic operators are asked to note that the provisions of the Transfer of Undertaking (Protection of Employment) Regulations 2014 may apply.

#### VI.4. Procedures for review

##### VI.4.1. Review body

Official name: High Court of England and Wales at the Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2 2LL

Country: United Kingdom

Telephone: +44 2079476000

Internet address: [www.justice.gov.uk/courts](http://www.justice.gov.uk/courts)

##### VI.4.2. Body responsible for mediation procedures

Official name: High Court of England and Wales at the Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2 2LL

Country: United Kingdom

Telephone: +44 2079476000

Internet address: [www.justice.gov.uk/courts](http://www.justice.gov.uk/courts)

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

05/08/2019