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**UK-Romford: Repair and maintenance services of building installations
2012/S 247-406855**

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1) Name, addresses and contact point(s)

London Borough of Havering (the "Council")
Town Hall, Main Road
For the attention of: Kevin Hazlewood
RM1 3BB Romford
UNITED KINGDOM

E-mail: kevin.hazlewood@havering.gov.uk

Further information can be obtained from:

Faithorn Farrell Timms LLP
Berwick House, 8-10 Knoll Rise
For the attention of: Patty Campos
BR6 0EL Orpington
UNITED KINGDOM

E-mail: havering@effefftee.co.uk

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

Faithorn Farrell Timms LLP
Berwick House, 8-10 Knoll Rise
For the attention of: Patty Campos
BR6 0EL Orpington
UNITED KINGDOM

E-mail: havering@effefftee.co.uk

Tenders or requests to participate must be sent to:

Faithorn Farrell Timms LLP
Berwick House, 8-10 Knoll Rise
For the attention of: Patty Campos
BR6 0EL Orpington
UNITED KINGDOM

E-mail: havering@effefftee.co.uk

I.2) Type of the contracting authority

Regional or local authority

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 attributed to the contract by the contracting authority:

Day to day responsive repairs, voids refurbishment and installation works contract

II.1.2) Type of contract and location of works, place of delivery or of performance

Works

Design and execution

Main site or location of works, place of delivery or of performance: London Borough of Havering

NUTS code UKI21

II.1.3) Information about a public contract, a framework agreement or a dynamic purchasing system (DPS)

The notice involves a public contract

II.1.4) Information on framework agreement

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

The London Borough of Havering (the "Council") owns and manages properties in North East London. The Council's stock is made up of a mix of flats and houses, spread across the contract area.

The Council is seeking to appoint an experienced contractor or contractors to carry out a programme works in two separate Lots (together, the "Programme").

Lot 1 will comprise day to day responsive repairs and maintenance works including electrical works in occupied residential properties. Lot 2 will comprise repair and refurbishment works in void properties, and will also comprise an option for the Authority to award works to renew and replace kitchen and bathroom installation works to void properties.

Interested contractors are invited to bid for one or both Lots, and the Council reserves the right to award the Lots to two separate contractors or to a single contractor.

The Council will expect the successful contractor(s) to be experienced in working with local authority or other public sector clients to deliver similar programmes of work, and be able to demonstrate appropriate practices for working in occupied properties. The successful contractor(s) will be required to take a partnering approach when carrying out the Programme, cooperating with the Council and other contractors the Council may have engaged to carry out other works or services.

The Council expects to award a contract for each Lot for an initial period of five (5) years, with the option for the Council (at its sole discretion) to extend the contract for one or both Lots for a further two (2) year period.

The Council anticipates that the form of delivery contract for each Lot will be an amended version of the TPC2005 Term Partnering Contract, to be confirmed in the tender documents.

II.1.6) Common procurement vocabulary (CPV)

50700000, 50532000

II.1.7) Information about Government Procurement Agreement (GPA)

The contract is covered by the Government Procurement Agreement (GPA): yes

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: no

II.2) Quantity or scope of the contract

II.2.1) **Total quantity or scope:**

The anticipated value of Lot 1 is £4 million a year (ex VAT), with a total anticipated value over seven years of £28 million (ex VAT).

The anticipated value of the void works in Lot 2 is £1 million (ex VAT) a year, and the anticipated value of the kitchen and bathroom installations work is approximately £600,000 (ex VAT) per year. Therefore, the anticipated annual value of Lot 2 will be between £1 million and £1,600,000 (ex VAT), and the anticipated total value over seven years will be between £7 million and £11,200,000 (ex VAT), depending on whether the Authority opts to award the kitchens and bathrooms installation works as part of the Lot 2 programme.

The total anticipated value of the Programme over the full seven year term will be between £35,000,000 and £39,200,000 (ex VAT), depending on whether the Authority opts to award the kitchens and bathrooms installation works as part of the Lot 2 programme.

Estimated value excluding VAT:

Range: between 35 000 000 and 39 200 000 GBP

II.2.2) **Information about options**

Options: yes

Description of these options: The contracts for Lot 1 and Lot 2 are each intended to be for an initial period of five (5) years, with the opportunity for the Council to extend the contract for a further two (2) years at its sole discretion.

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: 84 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: day to day responsive repairs and maintenance works

1) **Short description**

Lot 1 comprises a programme of day to day responsive repairs and maintenance works including electrical works in relation to occupied residential properties.

The Council will expect the successful contractor(s) to be experienced in working with local authority or other public sector clients to deliver similar programmes of work, and be able to demonstrate appropriate practices for working in occupied properties. The successful contractor will be required to take a partnering approach when carrying out the Lot 1 works, cooperating with the Council and other contractors the Council may have engaged to carry out other works or services.

The Council expects to award a contract for Lot 1 for an initial period of five (5) years, with the option for the Council (at its sole discretion) to extend the contract for one or both Lots for a further two (2) year period.

The anticipated value of Lot 1 is £4 million a year, with a total anticipated value over seven years of £28 million (ex VAT).

The Council anticipates that the form of delivery contract for Lot 1 will be an amended version of the TPC2005 Term Partnering Contract, to be confirmed in the tender documents.

2) **Common procurement vocabulary (CPV)**

50700000, 50532000

3) **Quantity or scope**

The anticipated value of Lot 1 is £4 million a year, with a total anticipated value over seven years of £28 million (ex VAT).

Estimated value excluding VAT: 28 000 000 GBP

4) **Indication about different date for duration of contract or starting/completion**

5) **Additional information about lots**

The Council reserves the right to award contracts for Lot 1 and Lot 2 to separate contractors or to a single contractor or not to award a contract for one or both Lots or to award a contract for part of the works only, at its sole discretion. The Council will have no liability whatsoever to any participant in respect of the exercise of this discretion.

For the avoidance of doubt, all costs incurred by participants prior to signature of any contract with the Council shall be incurred entirely at that participant's risk.

Interested organisations should also note that the provisions of the Acquired Rights Directive (Directive 77/187, as updated by Directive 98/50/EC and consolidated by Directive 2001/23) may apply to any contract awarded pursuant to this Contract Notice.

Lot No: 2

Lot title: Repair and refurbishment works in void properties

1) **Short description**

Lot 2 will comprise repair and refurbishment works in void properties, and will also comprise an option for the Authority to award works to renew and replace kitchen and bathroom installation works [to void properties]. The Council will expect the successful contractor(s) to be experienced in working with local authority or other public sector clients to deliver similar programmes of work, and be able to demonstrate appropriate practices for working in occupied properties. The successful contractor will be required to take a partnering approach when carrying out the Lot 2 works, cooperating with the Council and other contractors the Council may have engaged to carry out other works or services.

The Council expects to award a contract for Lot 2 for an initial period of five (5) years, with the option for the Council (at its sole discretion) to extend the contract for one or both Lots for a further two (2) year period.

The Council anticipates that the form of delivery contract for Lot 2 will be an amended version of the TPC2005 Term Partnering Contract, to be confirmed in the tender documents.

2) **Common procurement vocabulary (CPV)**

50700000, 50532000

3) **Quantity or scope**

The anticipated value of the void works in Lot 2 is £1 million (ex VAT) a year, and the anticipated value of the kitchen and bathroom installations work is approximately £600,000 (ex VAT) per year. Therefore, the anticipated annual value of Lot 2 will be between £1 million and £1,600,000 (ex VAT), and the anticipated total value over seven years will be between £7 million and £11,200,000 (ex VAT), depending on whether the Authority opts to award the kitchens and bathrooms installation works as part of the Lot 2 programme.

Estimated value excluding VAT:

Range: between 7 000 000 and 11 200 000 GBP

4) **Indication about different date for duration of contract or starting/completion**

5) **Additional information about lots**

The Council reserves the right to award contracts for Lot 1 and Lot 2 to separate contractors or to a single contractor or not to award a contract for one or both Lots or to award a contract for part of the works only, at its sole discretion. The Council will have no liability whatsoever to any participant in respect of the exercise of this discretion.

For the avoidance of doubt, all costs incurred by participants prior to signature of any contract with the Council shall be incurred entirely at that participant's risk.

Interested organisations should also note that the provisions of the Acquired Rights Directive (Directive 77/187, as updated by Directive 98/50/EC and consolidated by Directive 2001/23) may apply to any contract awarded pursuant to this Contract Notice.

Section III: Legal, economic, financial and technical information

III.1) Conditions relating to the contract

III.1.1) Deposits and guarantees required:

Details of any deposits and guarantees required will be contained in the contract documents.

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

Details of any financing conditions or payment arrangements will be set out in the contract documents.

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

Joint and several liability.

In the event that the successful tenderer is an unincorporated consortium, the Council will require that tenderer to form a separate legal entity who will enter into the contract awarded.

III.1.4) Other particular conditions

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

Description of particular conditions: The Council is committed to promoting environmental and social sustainability. As such, the contract will include conditions relating in particular to social and environmental matters.

III.2) Conditions for participation

III.2.1) Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers

Information and formalities necessary for evaluating if the requirements are met: Interested applicants are required to complete a pre-qualification questionnaire ("PQQ").

III.2.2) Economic and financial ability

Information and formalities necessary for evaluating if the requirements are met: As set out in the PQQ.

Minimum level(s) of standards possibly required: The Applicant should have an annual turnover of at least three (3) times the estimated annual value of the Programme for the Lot being bid for. Average turnover will be based on the accounts of the most recent three (3) years of trading, which are to be submitted as part of the PQQ. A financial evaluation will also be considered by the Council, via a report from a credit risk agency. Further details will be set out in the PQQ.

III.2.3) Technical capacity

Information and formalities necessary for evaluating if the requirements are met:

As set out in the PQQ.

Minimum level(s) of standards possibly required:

As set out in the PQQ.

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) Staff responsible for the execution of the service

Section IV: Procedure

IV.1) **Type of procedure**

IV.1.1) **Type of procedure**

Restricted

IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate**

Envisaged minimum number 5

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

IV.1.3) **Reduction of the number of operators during the negotiation or dialogue**

IV.2) **Award criteria**

IV.2.1) **Award criteria**

The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

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(s) concerning the same contract**

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: 18.1.2013

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

24.1.2013 - 17:00

IV.3.5) **Date of dispatch of invitations to tender or to participate to selected candidates**

IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up**

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

VI.1) **Information about recurrence**

This is a recurrent procurement: no

VI.2) **Information about European Union funds**

The contract is related to a project and/or programme financed by European Union funds: no

VI.3) **Additional information**

The Council reserves the right to award contracts for Lot 1 and Lot 2 to separate contractors or to a single contractor or not to award a contract for one or both Lots or to award a contract for part of the works only, at its sole discretion. The Council will have no liability whatsoever to any participant in respect of the exercise of this discretion.

For the avoidance of doubt, all costs incurred by participants prior to signature of any contract with the Council shall be incurred entirely at that participant's risk.

Interested organisations should also note that the provisions of the Acquired Rights Directive (Directive 77/187, as updated by Directive 98/50/EC and consolidated by Directive 2001/23) may apply to any contract awarded pursuant to this Contract Notice.

VI.4) **Procedures for appeal**

VI.4.1) **Body responsible for appeal procedures**

High Court of England and Wales
Royal Courts of Justice The Strand
WC2A 2LL London
UNITED KINGDOM
Telephone: +44 2079476000

Body responsible for mediation procedures

High Court of England and Wales
Royal Courts of Justice The Strand
WC2A 2LL London
UNITED KINGDOM
Telephone: +44 2079476000

VI.4.2) **Lodging of appeals**

Precise information on deadline(s) for lodging appeals: The Council will incorporate a minimum ten day standstill period between the award of any contract(s) for the Lots and entry into any such contract(s). The Council will conduct itself in relation to any appeals in accordance with the Public Contracts Regulations 2006 (as amended).

VI.4.3) **Service from which information about the lodging of appeals may be obtained**

Cabinet Office
70 Whitehall
SW1A 2AS London
UNITED KINGDOM
Telephone: +44 2072763000

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

18.12.2012