



Contract Number 1718-0460 – Lift Repairs and Maintenance for Housing and Public Buildings

Islington Council invites suitable expressions of interest from experienced lift contractors to undertake repairs and maintenance to lifts in its housing stock and public buildings.

Current status / Background

The Council requires an external contractor with skilled engineers to deliver a first class lift repairs and maintenance service to its housing and public building lifts.

Many residents are reliant on lifts for both themselves and their visitors to access their properties and the wider community. Failure to keep lifts in good working order would result in vulnerable residents being unable to leave or access their homes, or the essential services they require. Poorly maintained lifts are liable to increased breakdowns, failures and overall costs. The repairs service aims to demonstrate a positive impact on our residents' health and well-being by maintaining properties which are safe and fit for purpose.

Islington has a housing stock of approximately 20,900 rented properties and 8,046 leasehold units, served by 376 lifts. In addition, the Council is responsible for 39 lifts in public buildings.

The requirement

The council requires the following:

- (1) A responsive repairs service to respond to and rectify any breakdown or malfunction of any part of the lift equipment. The contractor will be required to respond in accordance with the priority category allocated to each request. This service is required to be available 24 hours a day, seven days a week.
- (2) A planned preventative maintenance service that keeps all lifts in good working order and minimises breakdowns, and takes into account economic life factors with regards to replacement of components. (Definition of economic life factor: the estimated number of years until that item no longer represents the least expensive method of performing its function).
- (3) The responsive repairs and planned inspection and servicing of Electronic Monitoring Units (EMU) where they are fitted in lifts. The contractor will also be required to fit new EMUs as required.

The Council requires a contractor that can provide an efficient, effective, customer focused service and is able to respond and complete works within the required timescales and to the required standards.

The Council is looking to appoint a single contractor to carry out these works and services.

TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

Contract Period

The contract period will be for twenty-four (24) months from an estimated start date of 1 September 2019 with option to extend for up to a period of twenty-four (24) months on three consecutive occasions. The total contract length is therefore up to a maximum of ninety-six (96) months including the extensions.

Any extensions will be subject to satisfactory performance and future support requirements.

Contract Value

The estimated total value of this contract is £7,360,000 over the maximum ninety-six (96) months term of the contract. This is based on £920,000 per annum.

There are no guaranteed volumes of responsive or improvement work as this is based on demand. However, the programme of planned preventative maintenance visits is fixed.

Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is cost 60% and quality 40%. Further details will be provided in the invitation to tender.

Cost 60%

Costs (60%) shall be assessed by evaluation of the submitted price framework. Scores will be assigned to the prices by measuring each price against the lowest sustainably priced tender submitted. The lowest priced tender will achieve the maximum score and any prices above the lowest will be allocated a proportionate score.

Quality 40% made up of:

Proposed approach to resourcing, mobilisation and delivery of the contract – 10%
Proposed approach to customer service and equality – 10%
Proposed approach to meeting high volumes of orders, with varying timescales – 5%
Proposed approach to quality management – 5%
Proposed approach to health and safety – 5%
Proposed approach to social value – 5%

Full details will be available in the ITT documents.

Total 100%

Tenderers should be aware that we reserve the right to hold site visits and/or presentations and/or interviews during the tender process. Site visits and/or presentations and/or interviews will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

Procurement Process

This contract will be procured using the open procedure. The open procedure means that all bidders who successfully express an interest will automatically be invited to tender and have access to the tender documents. Those who submit a tender and meet the minimum requirements will have their full tender, method statements and pricing evaluated.

How to express an interest

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the **London Tenders Portal**.

Link: <https://procontract.due-north.com>

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in **1718-0460 – Lift Repairs and Maintenance for Housing and Public Buildings Category (CVP code) 50750000 Lift maintenance services; 45310000 Electrical installation work.**

Shortly after you have expressed interest, you will receive a second email containing a link to access the tender documents.

Deadlines

The deadline for expressions of interest is: **11.59am Monday 18 March 2019.**

Submission of tender documents by: **12 noon Monday 18 March 2019.**

Late submissions will not be accepted.

Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see www.islington.gov.uk.
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- In 2018, Islington Council signed up to the Charter Against Modern Slavery which requires all contractors to comply fully with the Modern Slavery Act 2015. All applicants should be aware that all contracted workers are free to join a trade union, and not be treated unfairly for belonging to one. All contractors are required to adopt a whistleblowing policy which enables their staff to blow the whistle on any suspected examples of modern slavery. Further details of the charter can be found here: <https://assets.party.coop/wp-content/uploads/2018/03/05171917/co-op-party-modern-slavery-charter.pdf>.

- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website www.islington.gov.uk. The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.

