

1617-0020 Void Property Repairs and Refurbishment works

Islington Council is committed to making Islington a fairer place to live and work and an efficient Housing Void Property Repairs and Refurbishment service is a Housing priority.

Islington Council is seeking to appoint three (3) contractors to the framework agreement. Contracts based on the framework agreement shall follow the terms of the framework agreement including how a contract is concluded. How a contract is concluded is explained within the invitation to tender documentation

Islington Council invites suitable expressions of interest from experienced multi-trade general building contractors to undertake repairs and refurbishment works to its housing void properties in support of the Council's in-house teams.

The service aims to demonstrate a positive impact on the health and well-being of our residents by maintaining properties which are safe and fit for purpose.

Current status

Islington has a diverse community and our housing stock reflects this diversity. Islington has a housing stock of approximately 28,800 properties of which approximately 7,500 are leaseholder/ Tenant Managed Organisations/Co-ops.

The Council's in-house team requires support from external multi-trade general building contractors with skilled building tradespeople to deliver a first class Housing Void Properties Repairs and Refurbishment service to its residents.

There are three area housing offices:

Upper Street area housing office (central area of the borough)

Wards: Canonbury, Finsbury Park, Highbury East, Highbury West, Mildmay, Barnsbury, Caledonian, Holloway, St. Mary's

Holland Walk area housing office (north area of the borough)

Wards: Hillrise, Junction, St. George's, Tollington

St John Street area housing office (south area of the borough)

Wards: Bunhill, Clerkenwell St. Peter's

Lots

This contract is not being divided into lots. The three (3) successful bidders (Contractors) with the highest combined score for quality and costs will be appointed to the framework agreement. The three (3) contractors will each be allocated to one area (a primary area). Each contractor will also become the standby contractor (secondary and tertiary) for each of the other areas.

The basis for area allocation will be:

The supplier who submits the highest scoring tender will be the primary supplier for the central area.

The supplier who submits the second highest scoring tender will be the primary supplier for the south area.

The supplier who submits the third highest scoring tender will be the primary supplier for the north area.

The requirement

The aim is to support the in-house teams in providing an efficient and effective housing void property repairs and refurbishment service to our residents and ensure the Council's housing stock is maintained in good order of repair.

This will include repairs, improvements, and minor adaptations. Examples of work which may be carried out under the proposed agreements include but not limited to:

- Plumbing, sanitary, drainage
- Concrete and brickwork repairs
- Fencing repairs
- Repairing, maintaining and decorating internal areas
- Structural repairs
- Repairing/replacing timber joists
- Electrical installations and testing
- Repairing and installing doors and windows and related components
- Repairing concrete screeds and concrete floors
- Overhaul and refurbishment work
- Asbestos
- Gas

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 (ITT).

Contract Period

The contract period will be for twenty four (24) months from estimated start date 1 July 2017 with an option to extend for up to twenty four (24) months (total contract duration a maximum of forty eight (48) months).

Any extension will be subject to satisfactory performance and future support requirements. Performance will be reviewed annually and confirmed with the contractor in writing.

Contract Value

The estimated overall total value of this contract is £18m for all three (3) appointed contractors over the maximum forty eight (48) months term of the contract. This is based on £4.5m per annum. There are no guaranteed volumes of work as this is based on demand.

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 70% cost and 30% quality. Further details will be provided in the ITT.

Cost 70%

Costs (70%) shall be assessed on plus or minus adjustment to a Schedule of Rates. Full details will be available in the ITT documents

Quality 30%, made up of:

Proposed approach to service delivery (5%)
Proposed approach to quality management (5%)
Proposed approach to partnership working (5%)
Proposed approach to social value (5%)
Proposed approach to health and safety (10%)

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 is over the Official Journal of the European Union (OJEU) threshold. The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting a maximum of the twelve (12) highest-scoring organisations through a pre-qualification questionnaire (PQQ). All submissions will be subject to minimum requirements as stated in the PQQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the PQQ stage.

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 contract number **1617-0020 Void property repairs and refurbishment works. Category 45000000 – Construction Works.**

Shortly after you have expressed interest, you will receive a second email containing a link to access the pre-qualification questionnaire.

Deadlines

The deadline for expressions of interest is: **11.59am on Monday 31 October 2016**

Submission of Pre-Qualification Questionnaires by: **12 noon on Monday 31 October 2016**

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.
- 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.