

2324-0295 Housing Management Service for Rosehip House, Windsor Street

Islington Council invites suitable expressions of interest from suppliers for the above.

The requirement

This contract is for the provision of a housing management service, with associated internal repairing lease and landlord function, at a new purpose built, supported living service for 11 adults with learning disabilities at Rosehip House, Windsor Street, N1 8QG. This is an Islington Council new build scheme, which is due to complete in April 2024.

We are seeking a provider to manage the landlord and housing management function on behalf of Islington Council. This function will include:

- Taking on an internal repairing lease for the property and responsibilities for all health and safety checks and processes, as per the service specification
- Issuing a sublease to the care and support provider (as commissioned by adult social care) for their exclusive use areas – notably office and sleep-in room space
- Issuing assured shorthold tenancies to adults with learning disabilities, under sole nominations rights to Islington Council adult social care
- Collecting applicable rents, as set by Islington Council
- Returning the agreed landlord's charge to Islington Council, equal to the total applicable rent collected minus 20% to deliver the specified services
- Working in partnership with the commissioned care and support provider to ensure that the residents receive a service that effectively meets their housing and support needs.

The Provider will be registered with the Regulator of Social Housing (RSH) and will conform and conduct the service in line with all regulations, guidelines and requirements issued by the RSH which are relevant to the operations of this contract.

Lots

This contract is not being divided into lots as a single provider is required.

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 will run for a period of up to nine years and in accordance with the termination clauses outlined in the terms and conditions document.

Contract value

The contract value equates to the total applicable rent collected minus the 80% Landlord Charge.

The total applicable rent will be set by the Council and inclusive of any Service Charge. The rent will be subject to review on an annual basis with any change in the rent coming into effect at the commencement of the new Financial Year.

The applicable rent shall at all times be capped at eighty percent (80%) of the independently verified market rent for such accommodation and is subject to government policy relating to increasing the rate of affordable rents.

The estimated total value of this contract is £403,587 over the maximum 108 months (nine years). This is based on 24/25 rent figures generating an annual contract value in 24/25 of £44,843.

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:

Cost 20%

Quality 80% made up of:

30% - Proposed approach to service delivery model

20% - Proposed approach to working with residents

10% - Proposed approach to partnership working

20% - Proposed approach to social value

Total 100%

Further details will be provided in the invitation to tender.

Procurement process

As the value of the contract is above the threshold for wider advertising of the opportunity, a Contract Notice will be published on Contracts Finder and Find a Tender Service.

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 evaluated.

How to express an interest

If you wish to apply for this contract opportunity please follow these steps:

- Register your organisation free of charge via the [London Tenders Portal](#)
- When you receive an email confirming your username and password use these to log on to the London Tenders Portal and express your interest in: 2324-0295 - Housing Management Service for Windsor Street (Rosehip House) - CPV code, 70000000: Real estate services, 70333000: Housing services
- Shortly after you have expressed interest, you will receive a second email containing a link to access the procurement documents.

Deadlines

The deadline for expressions of interest is: **11.59am Friday 3 May 2024**

The deadline for submission of Tender documents is: **12 noon Friday 3 May 2024**

Late submissions may 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.
- 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.
- All questions relating to this contract should be raised via the messages section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- 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 [Islington Council: Council contracts](#). 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.