



2021-0070 - Void Reservicing, Refurbishment and New Tenancy Repairs

Islington Council invites suitable expressions of interest from suppliers for the delivery of Void Reservicing, Refurbishment and New Tenancy Repairs.

Current status / Background

Islington Council has let an average of 900 properties per year over the last two years, out of a current tenanted housing stock of 25,230.

Demand for social housing within Islington is extremely high with approximately 14,500 households on the housing register. It is essential that void properties are reserviced to a high quality standard and in a timely manner to enable the continuation of the cycle of lettings within the borough.

The council is intending to procure two contractors to deliver void reservicing, refurbishment and new tenancy repairs to Islington Council's void properties.

The two appointed contractors will cover the whole borough and the work will be evenly distributed between them.

The requirement

The two contractors will support the Council's in-house voids team in providing an efficient and effective Void Reservicing, Refurbishment and New Tenancy Repairs.

The contract will include standard void property reservicing, which involves clearing properties of any lumber, carrying out an electrical test and carrying out any required repairs to ensure the properties are in a high quality, lettable standard. In addition, some properties may also require a kitchen and/or bathroom replacement, as well as full decoration. Major works voids refurbishments may also be included, subject to the amount of work involved. This will be decided on a case by case basis.

The contract will also include void reservicing for properties used for General Needs Temporary Accommodation (GNTA) and any required repairs during the first eight weeks of a new tenancy (excluding gas repairs).

Full details are included within the tender documentation.

Lots

This contract is not being split into lots because two contractors are being sought to cover the whole of the borough. The borough is not being divided, and work will be allocated equitably between the two contractors as outlined in the procurement documents.

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 24 months from an estimated start date 1 October 2021 with option to extend up to a further 24 months, in increments of up to 12 months each.

Contract Value

The estimated total value of this contract is £16,576,000 over the maximum 48 months term of the contract. This is based on £4,144,000 per annum.

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 40% and quality 60%. Tender submissions will be subject to minimum quality threshold of a score of three (3) or above for each question. Further details will be provided in the invitation to tender.

Cost 40%

Quality 60%

Quality made up of:

Proposed approach to Social Value and promoting opportunities for Islington residents, including reducing carbon footprint (20%)

Proposed approach to mobilisation, resourcing, partnership working and service delivery (10%)

Proposed approach to varying work volumes and priorities (10%)

Proposed approach to health and safety (10%)

Proposed approach to customer service and diversity (5%)

Proposed approach to quality management (5%)

Total 100%

Tenderers should be aware that we reserve the right to hold interviews during the tender process. 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 threshold at which we are required to publish public procurement notices for new procurements to the new UK e-notification service, Find a Tender (FTS).

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 six (6) highest-scoring organisations through a selection questionnaire (SQ). All submissions will be subject to minimum requirements as stated in the SQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the SQ 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 2021-0070 - Void Reservicing, Refurbishment and New Tenancy Repairs- 50700000 : Repair and maintenance services of building installations 45000000 : Construction work

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

Deadlines

The deadline for expressions of interest is: 11:59am on Thursday 1 April 2021.

Submission of selection questionnaires by: 12 noon on Thursday 1 April 2021.

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 [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.
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