

2223-0104 Lightning Protection Equipment Servicing and Maintenance

Islington Council invites suitable expressions of interest from suppliers for borough-wide lightning protection equipment servicing and maintenance contract.

Current status / Background

Islington council is the landlord for around 35,000 council homes located across the borough. In addition, the council owns a number of community centres located on key housing estates and blocks across its housing stock and a number of reception centres which provide emergency accommodation for homeless people in Islington.

The council has approximately 210 residential locations where lightning protection systems are in situ which require annual servicing and associated repair, with further properties being added from time to time as capital improvement projects on existing housing blocks are delivered, and as new build projects are completed.

The council has an existing contract with a supplier to provide Lightning Protection Equipment Servicing and Maintenance which is due to end in April 2023.

The requirement

The council requires one company's service to deliver a borough-wide annual inspection and testing and, where needed, repair of lightning protection equipment primarily located in Islington Council residential blocks, community centres and reception centres.

All inspections and maintenance must be carried out following the requirements of BS EN 62305 (British edition of the European standard)

Examples of work which may be required include, but are not limited to:

Annual Visual Inspection:

The service provider shall inspect each system annually to include but not limited to the following:

- The deterioration and corrosion of air-termination conductors and connections;
- The air-termination conductors are continuous, fixed and free from damage;
- The deterioration and corrosion of down tape conductors;
- The down tape conductors are continuous, fixed and free from damage;
- The deterioration and corrosion of earth electrodes
- The condition of earth electrode connections, bi-metallic test point connections, bonding tape joints and connections, bonding conductor clips and fixings;
- The condition and effectiveness of bonding points and clamps to extraneous metal parts;
- The addition of any extraneous metal parts or sensitive installations (such as solar PV panels) requiring bonding to the lightning protection system;
- The condition of earth pits and housings;
- The condition of anti-vandal guards;
- The presence, functionality, and operating status of any surge protection device (SPDs).

Annual Testing

The service provider shall test each system annually by Dead Earth Fall of Potential or Dead/Known Earth Fall of Potential methods.

The contract is primarily procured for use on Islington Council housing stock. However, this will be a corporate contract, and other parts of the council will be able to access it to deliver similar works.

Lots

One supplier is being sought to deliver this contract and the contract will not be split into separate Lots.

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 an initial period of forty-eight (48) months from an estimated start date of April 2023, with two (2) optional extensions for up to thirty-six (36) months each. The total contract duration will be a maximum of one hundred and twenty (120) months.

Contract Value

The estimated total value of this contract is £1,000,000 over the maximum one hundred and twenty (120) months term of the contract. This is based on £100,000 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 will be identified using 40% cost and 60% quality, of which 20% is Social Value. Tender submissions must score a minimum of three (3) points for each suitability and quality question. Further details will be provided in the invitation to tender.

Cost 40%

Quality 60%

Quality made up of:

- 20% - Proposed approach to social value
- 20% - Proposed approach to achieving the highest standards of service delivery and workmanship, including consideration of quality assurance, maintaining continual compliance with legal and regulatory requirements and workforce competence
- 10% - Proposed approach to the resourcing of the contract and planning works to maintain service delivery, including consideration and mitigation of risk and business continuity
- 10% - Proposed approach to communication with the client and customers, including consideration of equality issues and resolution of complaints

Total 100%

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 UK e-notification service, Find a Tender (FTS).

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](#).

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 2223-0104 Lightning Protection Equipment Servicing and Maintenance - category 45312310-3 Lightning-protection works.

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 on Monday, 28 November 2022.**

Submission of Tender documents by: **12 noon on Monday, 28 November 2022.**

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.