

1718-0515 General Building Work for Housing Repairs Service, Special Projects Team and Legal Repair Works

Islington Council invites suitable expressions of interest from contractors for 1718-0515 General Building Work for Housing Repairs Service, Special Projects Team and Legal Repair Works.

- Lot 1 Housing Repairs Service and Special Projects Team – framework agreement with four contractors.
- Lot 2 Legal Repair Works – framework agreement with a single contractor.

Current status / Background

Islington Council has an in-house repairs team to carry out repairs and maintenance to our housing stock.

The council is seeking to appoint four contractors with multi-skilled tradespeople to deliver a first class general build repairs and maintenance service to support the in-house team. These works will include day-to-day, emergency and routine repairs, out of hours emergency and urgent repairs and general estate maintenance and improvements to our residential buildings and estates. The appointed contractors will also provide a service to the council's Special Projects Team in the delivery of estate-based improvement works.

The council also requires a single contractor to undertake borough-wide repairs and maintenance works that are the subject of a legal claim for disrepair. The nature of this work is general building work, but requires specific response and completion in line with the procedures within the Pre-Action Protocol for Housing Disrepair Cases. This is best delivered by a team separate to other general building works.

Areas of works relating to Housing Repair Works

For the purpose of the Housing Repairs Works the borough will be divided into four geographical areas. Each of the four (4) successful bidders will be allocated one (1) area each (a primary area); each contractor will also become a standby contractor (secondary, tertiary and quaternary) for each of the other areas. Further details are available in the procurement documents.

Each of the four (4) appointed contractors will be allocated work within their primary area, however if they do not commence work within the agreed time period, refuse or are unable to commence work it may be given to the secondary, tertiary or quaternary contractor.

To ensure that all resident and leaseholders are treated fairly, the areas assigned will rotate every six months.

The requirement

The aim is to support the in-house teams in providing an efficient and effective service to our residents, and ensure the council's housing stock is maintained in a good order of repair.

This will include basic repairs, improvements or minor adaptations and the ability to respond to urgent matters.

Examples of the work which may be carried out for all lots under the proposed agreements include, but are not limited to:

- Brickworks (internal and external)
- Carpentry
- Electrical (as part of other works)
- Fencing and gates
- Foundations
- Glazing
- Groundworks
- Joinery
- Metal works
- Painting and decorating
- Plastering
- Plumbing
- Specialist treatments for damp related works
- Tiling
- Vinyl flooring

Works for the Special Project Team will also include tarmac/road surfacing works.

Lots

- Lot 1 Housing Repairs Service and Special Projects Team
- Lot 2 Legal Repair Works

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

Potential contractors 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

Lot 1 - The contract period will be for twenty four (24) months from an estimated start date of 1 December 2019 with the option to extend for a further two periods, of up to twelve (12) months each, total contract duration forty eight (48) months.

Lot 2 – The contract period will be for twenty four (24) months from an estimated start date of 1 December 2019 with the option to extend for a further two periods, of up to twelve (12) months each, total contract duration forty eight (48) months.

Contract Value

Lot 1 - The estimated total value of this contract is £3,800,000 over the maximum forty eight (48) months term of the contract. This is based on £950,000 per annum.

Lot 2 - The estimated total value of this contract is £1,600,000 over the maximum forty eight (48) months term of the contract. This is based on £400,000 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 quality 50% and cost 50%. Further details will be provided in the invitation to tender.

Cost 50%

Quality 50%

TOTAL 100%

Lot 1 – 50% quality made up of:

Proposed approach to resourcing, mobilisation and delivery of contract - 15%

Proposed approach to cost effectiveness and quality management - 15%

Proposed approach to customer service, equalities - 10%

Proposed approach to social value - 5%

Proposed approach to health and safety - 5%

Lot 2 – 50% quality made up of:

Proposed approach to resourcing, delivery and administrative processes for the management of the contract - 15%

Proposed approach to meeting volumes and timescales - 5%

Proposed approach to cost effectiveness and quality management - 10%

Proposed approach to customer services and equalities - 10%

Proposed approach to social value - 5 %

Proposed approach to health and safety - 5%

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 twelve highest-scoring organisations for Lot 1, and a maximum of six highest-scoring organisations for Lot 2 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.

Organisations may apply for Lot 1 and/or Lot 2, but any single organisation will only be awarded a maximum of one contract.

Organisations applying for Lot 1 and Lot 2 will be asked to express a preference regarding which Lot they would like to be awarded a contract for in the event that they are one of the four highest scoring organisations for Lot 1, and also the highest scoring organisation for Lot 2.

In the event that one of the four highest scoring organisations for Lot 1 is also the highest scoring organisations for Lot 2, that organisation will be awarded a single contract for the lot that they expressed a preference for only.

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 1718-0515 General Building Work for Housing Repairs Service, Special Projects Team and Housing Legal Repairs - 50000000: Repair and maintenance services; 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, Thursday 23 May 2019.**

Submission of selection questionnaires by: **12 noon, Thursday 23 May 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.
- 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.

