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COUNTRY:	EU
PHONE:	/
E-mail:	tfrondigoun@arkconsultancy.co.uk
NOTIFICATION TECHNICAL:	/
NOTIFICATION PUBLICATION:	/

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) **Name and addresses**

West Kent Housing Association
101 London Road
Sevenoaks
TN13 1AX
United Kingdom
Contact person: Tim Frondigoun
Telephone: +44 1215153831
E-mail: tfrondigoun@arkconsultancy.co.uk
NUTS code: UKJ46

Internet address(es):

Main address: <https://www.westkent.org>
Address of the buyer profile: www.procure-plus.co.uk

I.2) **Information about joint procurement**

I.3) **Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://tendermanagement.launchcontrol-systems.com/register/index/6a34d7dc1a>

Additional information can be obtained from another address:

ARK Consultancy Limited
ARK Central, 84 Spencer Street
Birmingham
B18 6DS
United Kingdom

Contact person: Tim Frondigoun
Telephone: +44 1215153831
E-mail: tfrondigoun@arkconsultancy.co.uk
NUTS code: UKG31

Internet address(es):

Main address: <http://www.arkconsultancy.co.uk>
Tenders or requests to participate must be submitted electronically via: <https://tendermanagement.launchcontrol-systems.com/register/index/6a34d7dc1a>

I.4) **Type of the contracting authority**

Body governed by public law

I.5) **Main activity**

Housing and community amenities

Section II: Object

II.1) **Scope of the procurement**

- II.1.1) **Title:**
Repairs Maintenance and Improvement Term Partnering Contract
- II.1.2) **Main CPV code**
50700000
- II.1.3) **Type of contract**
Works
- II.1.4) **Short description:**
West Kent Housing Association (WKHA) owns and manages over 7,000 residential properties across the county of Kent. WKHA seeks expressions of interest from suitably qualified and experienced service providers to deliver a programme of works to its properties, including responsive repairs , works to void properties, gas alterations, electrical safety inspections and remedial works, planned elemental investment works, fire precaution works, asbestos safety checks, and servicing and maintenance to a range of mechanical and electrical installations. WKHA reserves the right to issue additional works to the contractor under this contract at any time in relation to the installation of aids and adaptations for customers, cyclical redecorations, internal and external refurbishment schemes to whole schemes and all similar works commissioned by WKHA on behalf of any Registered Providers or local authorities within the county of Kent.
- II.1.5) **Estimated total value**
Value excluding VAT: 150 000 000.00 GBP
- II.1.6) **Information about lots**
This contract is divided into lots: no
- II.2) **Description**
- II.2.1) **Title:**
- II.2.2) **Additional CPV code(s)**
50710000
50720000
- II.2.3) **Place of performance**
NUTS code: UKJ4
Main site or place of performance:
At properties in the ownership or under the management of WKHA across the county of Kent, with the option to work on properties belonging to other Registered Providers or Local Authorities within Kent
- II.2.4) **Description of the procurement:**
WKHA is looking to appoint a single contractor to undertake the following works and Services under an amended form of TAC-1 Term Alliance Contract:
Core services:
Responsive repairs and maintenance to residential properties, garages and non-residential properties.
Repairs and improvements to void properties.
Gas safety checks to void properties.
Cleaning of void properties
Electrical safety inspections and remedial works
Installation and servicing of smoke and CO detectors
Installation of air source heating
Servicing, repairs and replacements to heat recovery units

Planned replacement of building components, including kitchens, bathrooms, roofing, boilers, insulation, doors, windows, external fabric.

Full property modernisations

Gas alterations and plumbing as part of planned works

Fire precaution and reinstatement works.

Structural and underpinning works

Flood remediation works

Inspections of fire alarms and emergency lighting in communal areas of blocks.

Servicing and repair of door entry systems, barriers and gates, fire shutters, ventilation systems and lightning conductors

Asbestos checks to communal areas of blocks, individual properties and garages

Drainage repairs and improvements

Stock condition and EPC surveys

Administration of door entry fobs

Optional services:

Aids and adaptations to individual properties.

Internal and external refurbishment of whole schemes.

Cyclical redecoration

Any of the above works which may be undertaken on behalf of other Registered Providers or local authorities within the County of Kent.

It is anticipated that the potential value excluding VAT and inflation of the core services with contract extension is approximately £141.5m. The potential value with contract extension excluding VAT and inflation of the additional services is £8.5m.

Bidders must set out how their current supply chain is established.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: 150 000 000.00 GBP

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 120

This contract is subject to renewal: yes

Description of renewals:

One further term of 120 months

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: no

II.2.11) Information about options

Options: no

II.2.12) Information about electronic catalogues

II.2.13) Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14) Additional information

There will be a no-fault break clause operational with 12 months' written notice on either side.

Section III: Legal, economic, financial and technical information

- III.1) **Conditions for participation**
- III.1.1) **Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**
- III.1.2) **Economic and financial standing**
Selection criteria as stated in the procurement documents
- III.1.3) **Technical and professional ability**
Selection criteria as stated in the procurement documents
- III.1.5) **Information about reserved contracts**
- III.2) **Conditions related to the contract**
- III.2.2) **Contract performance conditions:**
Tenderers will be required to set out within their tender submissions how they will address the expectations of WKHA in relation to the assisting long term unemployed labour and helping WKHA achieve its social objectives.
- III.2.3) **Information about staff responsible for the performance of the contract**
Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV: Procedure

- IV.1) **Description**
- IV.1.1) **Type of procedure**
Competitive procedure with negotiation
- IV.1.3) **Information about a framework agreement or a dynamic purchasing system**
- IV.1.4) **Information about reduction of the number of solutions or tenders during negotiation or dialogue**
Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated
- IV.1.5) **Information about negotiation**
The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations
- IV.1.6) **Information about electronic auction**
- IV.1.8) **Information about the Government Procurement Agreement (GPA)**
The procurement is covered by the Government Procurement Agreement: no
- IV.2) **Administrative information**
- IV.2.1) **Previous publication concerning this procedure**
- IV.2.2) **Time limit for receipt of tenders or requests to participate**
Date: 20/12/2018
Local time: 12:00
- IV.2.3) **Estimated date of dispatch of invitations to tender or to participate to selected candidates**
Date: 28/01/2019
- IV.2.4) **Languages in which tenders or requests to participate may be submitted:**
English
- IV.2.6) **Minimum time frame during which the tenderer must maintain the tender**
Duration in months: 6 (from the date stated for receipt of tender)
- IV.2.7) **Conditions for opening of tenders**

Section VI: Complementary information**VI.1) Information about recurrence**

This is a recurrent procurement: no

VI.2) Information about electronic workflows**VI.3) Additional information:**

Bidders must use the web link provided in this Notice to access the Selection Questionnaire.

Bidders must complete the Selection Questionnaire, using the information provided in this Notice as guidance.

The Contracting Authority reserves the right to cancel the procurement at any time and not to proceed with the award of any contract at any stage of the procurement process or to award only a part or parts of any contract reserving the right to cancel or awarding part or parts of this contract.

The Contracting Authority shall not be liable for any cost or expense incurred by operators in connection with the completion and return of information requested in this Contract Notice.

Economic operators are asked to note that the provisions of the Transfer of Undertaking (Protection of Employment) Regulations 2014 may apply.

VI.4) Procedures for review**VI.4.1) Review body**

High Court of England and Wales at the Royal Courts of Justice

The Strand

London

WC2 2LL

United Kingdom

Telephone: +44 2079476000

Internet address: www.justice.gov.uk/courts

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales at the Royal Courts of Justice

The Strand

London

WC2 2LL

United Kingdom

Telephone: +44 2079476000

Internet address: www.justice.gov.uk/courts

VI.4.3) Review procedure**VI.4.4) Service from which information about the review procedure may be obtained****VI.5) Date of dispatch of this notice:**

19/11/2018