



OLDHAM VOIDS TENDERING NOTIFICATION

June 2020

1. NOTIFICATION SUMMARY

This notification is issued prior to the publication of the Oldham Voids tender. The Invitation to tender relates to the subcontracting of void properties on Housing 21's Private Finance Initiative (PFI) contract with Oldham Metropolitan Borough Council (OMBC). **All the services will be delivered in and around the Oldham area only.**

Housing 21 intention is to provide potential bidders with advance notice of the tender opportunity. See below overview of Housing 21 and the tendering opportunity.

2. HOUSING 21 INTRODUCTION

Housing 21 is a social enterprise for older people and is a major provider of retirement housing in England as well as being a leader in extra care housing. We:

- provide homes and services that enable people to enjoy a good later life;
- help people increase their independence and take control of the services they receive;
- bring communities together to create active, supportive environments which value older people.

In addition to being a housing provider, Housing 21 is also one of the largest care providers in England. Our established links with communities mean we respond on a local level by developing new services that meet the needs of older people and their communities.

We operate in nearly 200 local authority areas, managing around 20,000 Retirement and Extra Care Living properties and providing over 42,000 hours of social care each week. More details of Housing 21 can be found at <https://www.housing21.org.uk/>

3. HOUSING 21 AND OLDHAM METROPOLITAN BOROUGH COUNCIL

Housing 21 has a PFI contract with OMBC to deliver maintenance, housing management and support to OMBC social housing and tenants.

Oldham PFI is a mix of sheltered schemes, bungalows and extra care. The stock consists of 613 flats in 19 schemes and 820 bungalows.

In order to deliver the PFI contract H21 engage sub-contractors to support the delivery of given services. Subcontractors should expect to engage with Housing 21 at a contractual and commercial level to meet the demands of Oldham Council and their tenants.

4. TENDER OVERVIEW

Housing 21 will be conducting a two stage tender exercise to achieve the following objectives:

- Award a four year contract with the opportunity for a four year extension (4+4).
- Develop a long lasting collaborative relationship with each supplier.
- Award between 4 to 6 suppliers a contract.
- Voids to be completed in a main works period of 56 days.
- Ensure suppliers selected have the capacity to complete numerous voids at any one time.
- Ensure H21 quality requirements are achieved throughout the contract term.

Housing 21 welcomes tenders from local small medium enterprises in order reduce its environmental impact and promote local employment.

Housing 21 will welcome tenders from contractors who can only take on a small number of properties at one time, as well as those who may take higher volume, to allow management of the variability of void numbers at any one time.

The tender will include 1433 properties approximately 580 expected to require works.

The expected tender dates are detailed below, however these are subject to change.

Step	Proposed Date
EU Advert / SQ and ITT	03.07.2020
SQ Completion	07.08.2020
ITT Completion	25.09.2020
Evaluation Concluded	09.10.2020
Contract Authorisation	21.10.2020
Contract Start Date	04.01.2021

Each void must be completed in 56 days to prevent Housing 21 incurring late completion charges by Oldham Council. The indicated individual void timetable is below:

Stage	Day no.	Responsibility	Description
Notice	Varies	H21	At notice of termination of a tenancy the H21 Property Team identify if that property will require Rectification Works. Notification will be sent to the Contractor including the address and expected dates to confirm if they will be available to take on the property.
Contractor confirmation	ASAP	Contractor	Contractor to confirm availability to take on property.
Tenancy End Date	Day 0	H21	Keys received by H21 - initial inspection and draft scoping. Issue initial instruction to contractor to strip the property.
Property Strip	Day 3 to 4	Contractor	Contractor to strip wallpaper, remove radiators and notify H21 the property is ready to inspect plasterwork.
Full Scope	to Day 8	H21	H21 to get asbestos survey completed if needed, finalise scope of works and issue Inspection checklist, SOR, call-off document and asbestos survey to contractor, giving 56 days to complete works.
Main Works Period	to Day 63	Contractor	Contractor to complete works in line with the scope provided. H21 Project Manager will liaise with the Contractor through the works period to monitor progress, check on H&S, and resolve any unforeseen variations. Variations to be followed up by CVI.
H21 Post inspection	Day 64	H21	Following notification of completion of works H21 will post inspect, identify any snagging and confirm practical completion.
OMBC Joint Inspection	Day 66	H21	Oldham Council inspect every property with H21 to confirm their acceptance and final sign-off ready to let.
Final Account	Day 67	H21/Contractor	Finalise Final Account and issue of invoice from Contractor.

The SQ/ITT relates to the subcontracting of void properties on H21's PFI contract with OMBC.
All the services will be delivered in and around the Oldham area only.

In the event you are interested in this tender opportunity please e-mail Manjeet.sandhu@housing21.org.uk with your expression of interest.

If you would like to discuss this opportunity further please contact Manjeet Sandhu using the contact details below.

Kind regards

Manjeet Sandhu

Category Manager

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