

UK-London

Section I: Contracting Authority

I.1) Name and addresses

Poplar HARCA

155 E India Dock Road, London, E14 6DA, United Kingdom

Tel. 020 7005 7637, Email: clive.peters@poplarharca.co.uk

Contact: Clive Peters – Head of Technical Procurement

Main Address: <https://www.poplarharca.co.uk/>

NUTS Code: UKI(I3-I7)

UKI4- Inner London East

UKI5- Outer London East and North East

UKI6- Outer London South

I.2) Joint procurement

The contract involves joint procurement: **No.**

In the case of joint procurement involving different countries, state applicable national procurement law: Not provided

The contract is awarded by a central purchasing body: **No.**

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at:

<https://app.panacea-software.com/chic/>

Additional information can be obtained from: **the abovementioned address**

Tenders or requests to participate must be sent **to the abovementioned address**

Electronic communication requires the use of tools and devices that are not generally available.

Unrestricted and full direct access to these tools and devices is possible, free of charge, at: **Not provided**

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Provision of affordable rented housing and low-cost home ownership

Section II: Object

II.1) Scope of the procurement

II.1.1) Title: General Build Repair and Maintenance and Void Works, Electrical Repairs and Testing and Drainage Repairs and Maintenance.

Reference Number: PH

II.1.2) Main CPV Code:

- 44100000 - Construction Materials and associated items

II.1.3) Type of contract: Repair and Maintenance Works and Services

II.1.4) Short description: Poplar Harca's purpose is creating opportunities together that realise community potential through exceptional homes and thriving places, with social justice at their core.

They are seeking to procure the following contracts for their programmes of works that are a key element on the delivery of their vision:

- Contract Number: PH 0279 - General Build Repair and Maintenance and void works – Aberfeldy, Brownfield and Teviot Estates
- Contract Number: PH 0280 - General Build Repair and Maintenance and void works – Lansbury North, South and West Estates
- Contract Number: PH 0282 – Area 1- Electrical Repairs and Testing – Leopold, Burdett, Lansbury North, South and West Estates, Island Point development and Hackney South & Shoreditch
- Contract Number: PH 0283 – Area 2 - Electrical Repairs and Testing – Aberfeldy, Teviot, Brownfield, Devons, Coventry Cross, Lincoln and Bow Bridge Estates
- Contract Number: PH 0284 – Drainage repairs and Maintenance – All Estates

The new contract is due to start on 15th April 2025.

II.1.5) Estimated total value:

Value excluding VAT: £64,272,000.00

Currency: GBP

II.1.6) Information about lots:

This contract is divided into lots: Yes

Tenders may be submitted for: All lots

Maximum number of lots that may be awarded to one tenderer: One – tenderers may apply for multiple lots but if successful will only be awarded one lot.

The contracting authority reserves the right to award contracts combining the following lots or groups of lots: N/A

II.2) Description Lot No. 1

II.2.1) Title: PH 0279 - General Build Repair and Maintenance and Void Works – Aberfeldy, Brownfield and Teviot Estates

Lot No: 1

II.2.2) Additional CPV codes:

- 44100000 - Construction Materials and associated items
- 44111100 – Building Materials
- 44200000 - Structural Products
- 44440000 - Miscellaneous fabricated products and related items
- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work

II.2.3) Place of performance:

UK -United Kingdom

II.2.4) Description of procurement: Lot to cover the general build repair, maintenance and void works for Aberfeldy, Brownfield and Teviot Estates.

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all general build repair, maintenance and void services.

Build Repairs and Maintenance

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Void Repairs

The Contractor will be expected to work with Poplar Harca to undertake all void repairs in an efficient and effective manner in accordance with the below timescales:

Priority N - Minor Category: 10 working days – for all voids requiring the ‘standard’ range of works.

Priority M - Major Category: 20 working days – for large voids requiring works over and above the standard range of works, including component replacement.

II.2.5) Award criteria:

Criteria below

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: £15,297,500.00

Currency: GBP

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

Duration in months: 60

This contract is subject to renewal: Yes

Description of renewals: Further 2 x two year terms and one year term – possible further five years in total

II.2.10) Information about variants:

Variants will be accepted: No

II.2.11) Information about options:

Options: No

Description of options: Not provided

II.2.12) Information about electronic catalogues:

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue:

No

II.2.13) Information about European Union funds:

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

Identification of the project: Not provided

II.2.14) Additional information:

II.2) Description Lot No. 2

II.2.1) Title: PH 0280 - General Build Repair and Maintenance and Void Works – Lansbury North, South and West Estates

Lot No: 2

II.2.2) Additional CPV codes:

- 44100000 - Construction Materials and associated items
- 44111100 – Building Materials
- 44200000 - Structural Products
- 44440000 - Miscellaneous fabricated products and related items
- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work

II.2.3) Place of performance:

UK -United Kingdom

II.2.4) Description of procurement: Lot to cover the general build repair, maintenance and void works for Lansbury North, South and West Estates

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all general build repair, maintenance and void services.

Build Repairs and Maintenance

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Void Repairs

The Contractor will be expected to work with Poplar Harca to undertake all void repairs in an efficient and effective manner in accordance with the below timescales:

Priority N - Minor Category: 10 working days – for all voids requiring the ‘standard’ range of works.

Priority M - Major Category: 20 working days – for large voids requiring works over and above the standard range of works, including component replacement.

II.2.5) Award criteria:

Criteria below

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: £15,297,500.00

Currency: GBP

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

Duration in months: 60

This contract is subject to renewal: Yes

Description of renewals: Further 2 x two year terms and one year term – possible further five years in total

II.2.10) Information about variants:

Variants will be accepted: No

II.2.11) Information about options:

Options: No

Description of options: Not provided

II.2.12) Information about electronic catalogues:

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue: No

II.2.13) Information about European Union funds:

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

Identification of the project: Not provided

II.2.14) Additional information:

II.2) Description Lot No. 3

II.2.1) Title: PH 0282 - Area 1 – Electrical Repairs and Testing – Leopold, Burdett, Lansbury North, South and West Estates, Island Point development and Hackney South & Shoreditch

Lot No: 3

II.2.2) Additional CPV codes:

- 44100000 - Construction Materials and associated items
- 44300000 – Cable, wire and related products
- 44111100 – Building Materials
- 45300000 - Building installation work

- 45400000 - Building completion work
- 45310000 – Electrical Installation work

II.2.3) Place of performance:

UK -United Kingdom

II.2.4) Description of procurement: [Lot to cover the](#) Electrical Repairs and Testing – Area 1 - Leopold, Burdett, Lansbury North, South and West Estates, Island Point development and Hackney South & Shoreditch

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all Electrical Repairs and Testing services.

Electrical Repairs

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Electrical Testing

The Contractor will be expected to effectively manage a 5 Year electrical periodic certification programme. In addition, they will be required to undertake all code 1(C1) and code 2 (C2) repair works and provide certification to Poplar Harca.

The Contractor will also be required to carry out programmes of testing and inspection on the following, but are not limited to:

PAT Testing
Annual Intake Inspections
Communal Fan Servicing
Electric Vehicle Charger Point Checks
Estate Column Lighting Safety Checks

II.2.5) Award criteria:

Criteria below

[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: £10,816,250.00

Currency: [GBP](#)

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

Duration in months: 60

This contract is subject to renewal: **Yes**

Description of renewals: Further 2 x two year terms and one year term – possible further five years in total

II.2.10) Information about variants:

Variants will be accepted: **No**

II.2.11) Information about options:

Options: **No**

Description of options: Not provided

II.2.12) Information about electronic catalogues:

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue: **No**

II.2.13) Information about European Union funds:

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

Identification of the project: Not provided

II.2.14) Additional information:

II.2) Description Lot No. 4

II.2.1) Title: PH 0283 - Area 2 – Electrical Repairs and Testing – Aberfeldy, Teviot, Brownfield, Devons, Coventry Cross, Lincoln and Bow Bridge Estates

Lot No: 4

II.2.2) Additional CPV codes:

- 44100000 - Construction Materials and associated items
- 44300000 – Cable, wire and related products
- 44111100 – Building Materials
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45310000 – Electrical Installation work

II.2.3) Place of performance:

UK -United Kingdom

II.2.4) Description of procurement: **Lot to cover the** Electrical Repairs and Testing – Area 2 - Aberfeldy, Teviot, Brownfield, Devons, Coventry Cross, Lincoln and Bow Bridge Estates

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all Electrical Repairs and Testing services.

Electrical Repairs

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Electrical Testing

The Contractor will be expected to effectively manage a 5 Year electrical periodic certification programme. In addition, they will be required to undertake all code 1(C1) and code 2 (C2) repair works and provide certification to Poplar Harca.

The Contractor will be expected to effectively manage a 5 Year electrical periodic certification programme. In addition, they will be required to undertake all code 1(C1) and code 2 (C2) repair works and provide certification to Poplar Harca.

The Contractor will also be required to carry out programmes of testing and inspection on the following, but are not limited to:

PAT Testing
Annual Intake Inspections
Communal Fan Servicing
Electric Vehicle Charger Point Checks
Estate Column Lighting Safety Checks

II.2.5) Award criteria:

Criteria below

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: £10,816,250.00

Currency: GBP

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

Duration in months: 60

This contract is subject to renewal: Yes

Description of renewals: Further 2 x two year terms and one year term – possible further five years in total

II.2.10) Information about variants:

Variants will be accepted: No

II.2.11) Information about options:

Options: No

Description of options: Not provided

II.2.12) Information about electronic catalogues:

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue:
No

II.2.13) Information about European Union funds:

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

Identification of the project: Not provided

II.2.14) Additional information:

II.2) Description Lot No. 5

II.2.1) Title: PH 0284 – Drainage Repairs and Maintenance – All Estates

Lot No: 5

II.2.2) Additional CPV codes:

- 44100000 - Construction Materials and associated items
- 44200000 - Structural Products
- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 43324000 - Drainage Equipment
- 45111240 – Ground-drainage work
- 45232450 - Drainage construction works
- 45232451 – Drainage and surface works
- 45232452 – Drainage works

II.2.3) Place of performance:

UK -United Kingdom

II.2.4) Description of procurement: [Lot to cover](#) Drainage Repairs and Maintenance – All Estates

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all Drainage Planned Maintenance and Cyclical Cleaning services.

Planned Maintenance and Cyclical Cleaning Services

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage services in accordance with the below requirements:

Planned maintenance and cyclical cleaning is to be carried out on a quarterly, six-monthly or annual basis, depending on the asset and schedule provided.

The planned maintenance and cyclical cleaning tasks are to include, but are not limited to:

Rodding to remove blockages
Washing out silt
Removing vegetation
Clearing leaves and litter from drains
Maintenance of drain covers
Removing blockages
Replacing missing or damaged lids
High pressure jetting/vacuum truck or tank
Replacement of pipes/runs
Repairing sections of pipes/runs

II.2.5) Award criteria:

Criteria below

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: £12,044,500.00

Currency: GBP

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

Duration in months: 60

This contract is subject to renewal: Yes

Description of renewals: Further 2 x two year terms and one year term – possible further five years in total

II.2.10) Information about variants:

Variants will be accepted: No

II.2.11) Information about options:

Options: No

Description of options: Not provided

II.2.12) Information about electronic catalogues:

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue:
No

II.2.13) Information about European Union funds:

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

Identification of the project: Not provided

II.2.14) Additional information:

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

List and brief description of conditions:

No conditions applicable.

III.1.2) Economic and financial standing

[Selection criteria as stated in the procurement documents](#)

List and brief description of selection criteria:

Not Provided

Minimum level(s) of standards possibly required (if applicable) :

Not Provided

III.1.3) Technical and professional ability

[Selection criteria as stated in the procurement documents](#)

List and brief description of selection criteria:

[Not Provided](#)

Minimum level(s) of standards possibly required (if applicable) :

[Not Provided](#)

III.1.5) Information about reserved contracts (if applicable)

The contract is reserved to sheltered workshops and economic operators aiming at the social and professional integration of disabled or disadvantaged persons: [No](#)

The execution of the contract is restricted to the framework of sheltered employment programmes: [No](#)

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

[As set out in the Invitation to Tender.](#)

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: [No](#)

Section IV: Procedure

IV.1) Description [OPEN](#)

IV.1.1) Type of procedure: [Open](#)

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement [N/A](#)

[Framework agreement with several operators](#) [N/A](#)

Envisaged maximum number of participants to the framework agreement: [N/A](#)

In the case of framework agreements justification for any duration exceeding 4 years: [N/A](#)

IV.1.6) Information about electronic auction:

An electronic auction will be used: [No](#)

Additional information about electronic auction: [Not provided](#)

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: [Yes](#)

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure:

Notice number in the OJ S: Not provided

IV.2.2) Time limit for receipt of tenders or requests to participate

Date: Monday 2nd December – 17.00

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 month(s): [6 months](#)

IV.2.7) Conditions for opening of tenders:

Date: [Tuesday 3rd December](#)

Time: [10.00](#)

Section VI: Complementary Information

VI.1) Information about recurrence

This is a recurrent procurement: [No](#)

Estimated timing for further notices to be published: Not provided

VI.2) Information about electronic workflows

Electronic ordering will be used [Yes](#)

Electronic invoicing will be accepted [Yes](#)

Electronic payment will be used [Yes](#)

VI.3) Additional Information: For more information about this opportunity, please visit the CHIC eSourcing portal at:

<https://app.panacea-software.com/chic/>

To respond to this opportunity, please click here:

VI.4) Procedures for review

VI.4.1) Review body:

[The High Court, Royal Courts of Justice](#)

[The Strand, London, WC2A 2LL, United Kingdom](#)

[Tel. +44 2079476000](#)

VI.4.2) Body responsible for mediation procedures:

The High Court, Royal Courts of Justice
The Strand, London, WC2A 2LL, United Kingdom
Tel. +44 2079476000

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures:

Poplar HARCA will observe a ten-day standstill period calculated in accordance with the Public Contracts Regulations 2015. Under those Regulations aggrieved bidders may by way of proceedings in the High Court seek relief in respect of alleged breaches of the Public Contract Regulations 2015 which may include declaring any award ineffective, and/or seeking damages. After expiry of the ten-day standstill period Poplar HARCA will unless prevented by order of the Court conclude and enter the Agreement.

VI.4.4) Service from which information about the lodging of appeals may be obtained:

Communities & Housing Investment Consortium Limited
ARK Central, 84 Spencer Street, Birmingham, B18 6DS, United Kingdom
Tel. +44 1215153831, Email: tenders@chicltd.co.uk

VI.5) Date Of Dispatch Of This Notice: Monday 21st October