



Tender for Property Maintenance in Rural Area

Corporate Information

East Midlands Housing Group (t/as emh group) is one of the largest providers of affordable homes and related services in the East Midlands, and has an excellent reputation for working with partners and stakeholders to meet the housing needs of the diverse communities it serves. Its head office is in Coalville, Leicestershire.

Amongst others, the group includes Midlands Rural Housing, a specialist provider of bespoke rural development, management and maintenance services for 4 rural housing associations (RHA's) in Leicestershire, Northamptonshire, Warwickshire and the Peak District.

We are now issuing a public tender to provide property repair services to the RHA in Northamptonshire and surrounding areas (NRHA).

For further information on this organisation please see www.northamptonshirerha.org.uk/

Service Requirements

NRHA manage approximately 520 properties in rural areas of Daventry District, East and South Northamptonshire, Kettering and Wellingborough. NRHA continues to add to its stock with on-going new build developments.

The requirement is to provide a range of property maintenance services including:

- Responsive Repairs (incl. Out of Hours)
- Voids

Initially excluded, but will be considered on expiry of current contracts are:

- Kitchen & Bathroom Replacement
- Gas Servicing, Repairs, Boiler Replacement
- EICR certification
- External Redecoration
- Window & Door Replacement
- General Planned Maintenance

Quantification and Contract Length

Based on recent activity there are circa 1400 Responsive and Void jobs per year and committed budgets allocated to planned and improvement works.

Historic spend is circa £195k pa.

This work has previously been contracted; the current agreement expires in September 2017.

The proposal is that we now award a new contract for 2 years with the option to extend for a further 2.

The contract form will be JCT Measured Terms.

Tender Process

The process is being undertaken under the Public Contracts Regulations 2015 using the Restricted Procedures. A notice has been made on the OJEU website and the opportunity is posted on the Governments Contract Finder platform.

The Invitation to Tender will be based on PQQ submissions - it is proposed that up to 8 providers with the most appropriate submissions will be invited to tender.

The tender evaluation will be made on a 60% price, 30% quality and 10% interview/presentation.

The whole process will be managed through a web based portal.

You will need to register and access the appropriate public invitation.

You can then access the PQQ documents – you will be required to accept the invitation prior to submission.

The invitation will be open for a minimum of 30 days as required by PCR 2015

Provider Specification/Requirements

PQQ

This will follow the current PCR requirements with specific capacity and capabilities.

Tender

The following will be assessed at the Tender Stage

- Pricing - (responsive repairs will be a variation to the NHF SOR V6.1)
- To further explore capability, capacity and delivery
- Working in Resident Properties
- Performance Management

Further Information may be obtained from

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Procurement Manager