

Responsive Repairs and Void Reinstatement Works to Housing Properties



EUROPEAN UNION

Publication of Supplement to the Official Journal of the European Union

2, rue Mercier, L-2985 Luxembourg Fax (352) 29 29-42670

E-mail: ojs@publications.europa.eu Info & on-line forms: <http://simap.europa.eu>**CONTRACT NOTICE****SECTION I: CONTRACTING AUTHORITY****I.1) NAME, ADDRESSES AND CONTACT POINT(S)****Official name:** [Stroud District Council](#)**Postal address:** [Council Offices,](#)
[Ebley Mill](#)Town: [Stroud](#)Postal code: [GL5 4UB](#)Country: [United Kingdom](#)**Contact point(s):** [Repairs Manager](#)Telephone: [01453 754155](#)For the attention of: [Hilary Smart](#)Email: hilary.smart@stroud.gov.uk

Fax:

Internet address(es) (if applicable)General address of the contracting authority (URL): www.stroud.gov.uk

Address of the buyer profile (URL):

Further information can be obtained at:

- As in above-mentioned contact point(s)
 Other: please complete Annex A.I

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:

- As in above-mentioned contact point(s)
 Other: please complete Annex A.II

Tenders or requests to participate must be sent to:

- As in above-mentioned contact point(s)
 Other: please complete Annex A.III

Responsive Repairs and Void Reinstatement Works to Housing Properties

I.2) TYPE OF THE CONTRACTING AUTHORITY AND MAIN ACTIVITY OR ACTIVITIES

- | | |
|--|--|
| <input type="radio"/> Ministry or any other national or federal authority, including their regional or local sub-divisions | <input type="radio"/> General public services |
| <input type="radio"/> National or federal agency/office | <input type="radio"/> Defence |
| <input checked="" type="radio"/> Regional or local authority | <input type="radio"/> Public order and safety |
| <input type="radio"/> Regional or local agency/office | <input type="radio"/> Environment |
| <input type="radio"/> Body governed by public law | <input type="radio"/> Economic and financial affairs |
| <input type="radio"/> European institution/agency or international organisation | <input type="radio"/> Health |
| <input type="radio"/> Other (<i>please specify</i>): | <input checked="" type="radio"/> Housing and community amenities |
| | <input type="radio"/> Social protection |
| | <input type="radio"/> Recreation, culture and religion |
| | <input type="radio"/> Education |
| | <input type="radio"/> Other (<i>please specify</i>): |

The contracting authority is purchasing on behalf of other contracting authorities:

- yes no

Responsive Repairs and Void Reinstatement Works to Housing Properties

SECTION II: OBJECT OF THE CONTRACT

II.1) DESCRIPTION

II.1.1) Title attributed to the contract by the contracting authority

Responsive Repairs and Void Reinstatement Works to Housing Properties

II.1.2) Type of contract and location of works, place of delivery or of performance

(Choose one category only - works, supplies or services - which corresponds most to the specific object of your contract or purchase(s))

<input type="radio"/> (a) Works <input type="radio"/> Execution <input type="radio"/> Design and execution <input type="radio"/> Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities	<input type="radio"/> (b) Supplies <input type="radio"/> Purchase <input type="radio"/> Lease <input type="radio"/> Rental <input type="radio"/> Hire purchase <input type="radio"/> A combination of these	<input checked="" type="radio"/> (c) Services Service category No 1 <i>(For service categories 1-27, please see Annex II of Directive 2004/18/EC)</i>
Main site or location of works	Main place of delivery	Main place of performance Stroud District NUTS code UKK13

II.1.3) The notice involves

- A public contract
 The establishment of a framework agreement
 The setting up of a dynamic purchasing system (DPS)

II.1.4) Information on framework agreement (if applicable)

<input type="radio"/> Framework agreement with several operators Number <i>OR, if applicable, maximum number of participants to the framework agreement envisaged</i>	<input type="radio"/> Framework agreement with a single operator
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Duration of the framework agreement:

Duration in year(s): _____ or month(s): _____

Justification for a framework agreement, the duration of which exceeds four years:

Estimated total value of purchases for the entire duration of the framework agreement (if applicable; give figures only):	
Estimated value excluding VAT:	Currency:
<i>OR</i> Range: between _____ and _____	Currency:
Frequency and value of the contracts to be awarded: <i>(if known)</i> :	

Responsive Repairs and Void Reinstatement Works to Housing Properties

II.1.5) Short description of the contract or purchase(s)

Stroud District Council invites expressions of interest from suitably qualified service providers for the provision of responsive repairs and void (empty) property reinstatement works including the provision of a fully inclusive 24-hour repairs service for housing properties owned or managed by Stroud District Council. Stroud District Council owns or manages 5242 properties.

It is intended that the service is provided to the whole of the District by a single service provider. Responsive repairs to electrical installations will be subject to another contract.

The contract period will be five years with an option to extend for up to five further years with the agreement of Stroud District Council.

Over the course of the contract the service provider will be expected to participate fully in the development of an effective partnering relationship and provide year-on-year improvements particularly in respect to customer care. The ability of the bidder to work effectively with Stroud District Council and their potential for improving the service over the term of the contract will be a major consideration in the selection process.

Tenderers are advised that materials may be procured directly by Stroud District Council via a purchasing consortium.

Stroud District Council may extend the service to partner housing providers or to privately owned housing in the District with the agreement of the service provider. The service may also be extended to complementary planned works with the agreement of the service provider.

Stroud District Council's current annual budget for responsive repairs and void reinstatement works is approximately 1 800 000 GBP.

Responsive Repairs and Void Reinstatement Works to Housing Properties

II.1.6) Common procurement vocabulary (CPV)

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	50000000	
Additional object(s)	50700000	
	45000000	
	45210000	
	45211000	
	45211100	
	45211300	

II.1.7) Contract covered by the Government Procurement Agreement (GPA)

yes no

II.1.8) Division into lots (for information about lots, use Annex B as many times as there are lots)

yes no

If yes, tenders should be submitted for (tick one box only)

- one lot only
 one or more lots
 all lots

II.1.9) Variants will be accepted

yes no

II.2) QUANTITY OR SCOPE OF THE CONTRACT

II.2.1) Total quantity or scope (including all lots and options, if applicable)

Annual value approximately 1 800 000 GBP. Duration up to ten years.

<i>If applicable</i> , estimated value excluding VAT (give figures only):	Currency:
OR Range: between 8000000.00 and 20000000.00	Currency: GBP

II.2.2) Options (if applicable)

yes no

If yes, description of these options:

<i>If known</i> , provisional timetable for recourse to these options:		
in months:	or days:	(from the award of the contract)
Number of possible renewals (if any):		
		or Range: between and
<i>If known</i> , in the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:		
in months:	or days:	(from the award of the contract)

II.3) DURATION OF THE CONTRACT OR TIME-LIMIT FOR COMPLETION

Duration in months: 60	or days:	(from the award of the contract)
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Responsive Repairs and Void Reinstatement Works to Housing Properties

OR Starting	(dd/mm/yyyy)
Completion	(dd/mm/yyyy)

Responsive Repairs and Void Reinstatement Works to Housing Properties

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) CONDITIONS RELATING TO THE CONTRACT

III.1.1) Deposits and guarantees required (if applicable)

A Parent Company Guarantee will be required in the case of a subsidiary company.

III.1.2) Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them

Payments will be in accordance with the standard terms of payment detailed in the tender documentation.

III.1.3) Legal form to be taken by the group of economic operators to whom the contract is to be awarded (if applicable)

Not applicable

III.1.4) Other particular conditions to which the performance of the contract is subject (if applicable)

yes no

If **yes**, description of particular conditions

III.2) CONDITIONS FOR PARTICIPATION

III.2.1) Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers

Information and formalities necessary for evaluating if requirements are met:

Operatives are to be suitably qualified to meet the regulations relating to the installation on which they work.

III.2.2) Economic and financial capacity

<p>Information and formalities necessary for evaluating if requirements are met:</p> <p>Bidders will be required to submit audited accounts for the last two completed financial years.</p> <p>Bidders will be required to provide Stroud District Council with the authority to seek a reference from the bidder's banker.</p> <p>Bidders will be required to provide the names and addresses of all Directors, Partners and Company Secretary.</p> <p>Bidders will be required to submit evidence of adequate insurance cover.</p>	<p>Minimum level(s) of standards possibly required (if applicable):</p> <p>Successful applicants will be the ones that provide the most satisfactory responses to the questions in the PQQ. Applicants will be eliminated from further consideration if they do not achieve the following:</p> <p>Accounts to demonstrate sufficient capacity and viability of the bidder to complete the contract. Bidders are unlikely to be considered where turnover is less than the annual value of the contract.</p> <p>Bidder provides Stroud District Council with the authority to seek a reference from their banker.</p> <p>No Director, Partner or Company Secretary is an undischarged bankrupt or convicted of any criminal offence relating to relevant business activities or other reasons why the company does not achieve an appropriate record of business or professional conduct.</p> <p>Minimum Employer's Liability insurance cover will be £5m. Minimum Public Liability insurance cover will be £5m.</p>
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III.2.3) Technical capacity

<p>Information and formalities necessary for evaluating if requirements are met:</p> <p>Staffing levels, skills, experience and organisational infrastructure.</p>	<p>Minimum level(s) of standards possibly required (if applicable):</p> <p>Successful applicants will be the ones that provide the most satisfactory responses to the questions in the PQQ. Applicants will be eliminated from further consideration if they do not achieve the following:</p>
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Responsive Repairs and Void Reinstatement Works to Housing Properties

Demonstrates the capacity and competence required to deliver the service successfully.

III.2.4) Reserved contracts *(if applicable)*

yes no

The contract is restricted to sheltered workshops

The execution of the contract is restricted to the framework of sheltered employment programmes

Responsive Repairs and Void Reinstatement Works to Housing Properties

III.3) CONDITIONS SPECIFIC TO SERVICES CONTRACTS**III.3.1) Execution of the service is reserved to a particular profession**

yes no

If yes,reference to the relevant law, regulation or administrative provision:

III.3.2) Legal entities should indicate the names and professional qualifications of the staff responsible for the execution of the service

yes no

Responsive Repairs and Void Reinstatement Works to Housing Properties

SECTION IV: PROCEDURE

IV.1) TYPE OF PROCEDURE

IV.1.1) Type of procedure

<input type="radio"/> Open	
<input checked="" type="radio"/> Restricted	
<input type="radio"/> Accelerated restricted	Justification for the choice of accelerated procedure:
<input type="radio"/> Negotiated	Candidates have already been selected <input type="radio"/> yes <input type="radio"/> no If yes, provide names and addresses of economic operators already selected under Section VI.3) <i>Additional information</i>
<input type="radio"/> Accelerated negotiated	Justification for the choice of accelerated procedure:
<input type="radio"/> Competitive dialogue	

IV.1.2) Limitations on the number of operators who will be invited to tender or to participate (*restricted and negotiated procedures, competitive dialogue*)

Envisaged number of operators
OR Envisaged minimum number 5 and , if applicable, maximum number 7
Objective criteria for choosing the limited number of candidates: As set out in the pre-qualification questionnaire.

IV.1.3) Reduction of the number of operators during the negotiation or dialogue (*negotiated procedure, competitive dialogue*)

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

yes no

Responsive Repairs and Void Reinstatement Works to Housing Properties

IV.2) AWARD CRITERIA

IV.2.1) Award criteria (please tick the relevant box(es))

Lowest price

OR

The most economically advantageous tender in terms of

the criteria stated below (the award criteria should be given with their weighting or in descending order of importance where weighting is not possible for demonstrable reasons)

the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

Criteria	Weighting	Criteria	Weighting
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

IV.2.2) An electronic auction will be used

yes no

If yes, additional information about electronic auction (if appropriate)

IV.3) ADMINISTRATIVE INFORMATION

IV.3.1) File reference number attributed by the contracting authority (if applicable)

IV.3.2) Previous publication(s) concerning the same contract

yes no

If yes,

<input type="radio"/> Prior information notice	<input type="radio"/> Notice on a buyer profile
Notice number in OJ:	of (dd/mm/yyyy)
<input type="radio"/> Other previous publications (if applicable)	

IV.3.3) Conditions for obtaining specifications and additional documents (except for a DPS) or descriptive document (in the case of a competitive dialogue)

Time limit for receipt of requests for documents or for accessing documents Date: 22/02/2010 (dd/mm/yyyy) Time: 12:00
Payable documents <input type="radio"/> yes <input checked="" type="radio"/> no
If yes, price (give figures only): Currency:
Terms and method of payment:

Responsive Repairs and Void Reinstatement Works to Housing Properties

IV.3.4) Time-limit for receipt of tenders or requests to participate

Date: 23/02/2010 (dd/mm/yyyy) Time: 12:00

IV.3.5) Date of dispatch of invitations to tender or to participate to selected candidates (if known) (in the case of restricted and negotiated procedures, and competitive dialogue)

Date: 22/03/2010 (dd/mm/yyyy)

IV.3.6) Language(s) in which tenders or requests to participate may be drawn up

ES CS DA DE ET EL EN FR IT LV LT HU MT NL PL PT SK SL FI SV

Other:**IV.3.7) Minimum time frame during which the tenderer must maintain the tender (open procedure)**

Until: (dd/mm/yyyy)

OR Duration in month(s):

OR days: (from the date stated for receipt of tender)

IV.3.8) Conditions for opening tenders

Date: (dd/mm/yyyy) Time:

Place (if applicable):

Persons authorised to be present at the opening of tenders (if applicable)

 yes no

Responsive Repairs and Void Reinstatement Works to Housing Properties

SECTION VI: COMPLEMENTARY INFORMATION**VI.1) THIS IS A RECURRENT PROCUREMENT** *(if applicable)*

yes no

If **yes**, estimated timing for further notices to be published:

VI.2) CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY EU FUNDS

yes no

If **yes**, reference to project(s) and/or programme(s):

VI.3) ADDITIONAL INFORMATION *(if applicable)***VI.4) PROCEDURES FOR APPEAL****VI.4.1) Body responsible for appeal procedures**

Official name: [Head of Legal Services](#)

Postal address: [Stroud District Council](#)
[Ebley Mill](#)

Town: [Stroud](#)

Postal code: [GL5 4UB](#)

Country: [United Kingdom](#)

Telephone:

Email:

Fax:

Internet address (URL):

Body responsible for mediation procedures *(if applicable)*

Official name:

Postal address:

Town:

Postal code:

Country:

Telephone:

Email:

Fax:

Internet address (URL):

VI.4.2) Lodging of appeals *(please fill heading VI.4.2 OR if need be, heading VI.4.3)*

Precise information on deadline(s) for lodging appeals:

Responsive Repairs and Void Reinstatement Works to Housing Properties

VI.4.3) Service from which information about the lodging of appeals may be obtained

Official name:

Postal address:

Town:

Postal code:

Country:

Telephone:

Email:

Fax:

Internet address (URL):

VI.5) DATE OF DISPATCH OF THIS NOTICE:*The dispatch date will be automatically updated when the notice is submitted for publication*

Responsive Repairs and Void Reinstatement Works to Housing Properties

ANNEX A**ADDITIONAL ADDRESSES AND CONTACT POINTS****I) ADDRESSES AND CONTACT POINTS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED**

Official name: [Provelio Limited](#)
Postal address: [The Meeting House](#)
[Lewins Mead](#)
Town: [Bristol](#) Postal code: [BS1 2NN](#)
Country: [United Kingdom](#)
Contact point(s): Telephone: [01173020001](#)
For the attention of: [Andrew Gough](#)
Email: andrew.gough@provelio.com Fax:
Internet address (URL):

II) ADDRESSES AND CONTACT POINTS FROM WHICH SPECIFICATIONS AND ADDITIONAL DOCUMENTS (INCLUDING DOCUMENTS FOR COMPETITIVE DIALOGUE AS WELL AS A DYNAMIC PURCHASING SYSTEM) CAN BE OBTAINED

Official name: [Provelio Limited](#)
Postal address: [The Meeting House](#)
[Lewins Mead](#)
Town: [Bristol](#) Postal code: [BS1 2NN](#)
Country: [United Kingdom](#)
Contact point(s): Telephone: [01173020001](#)
For the attention of: [Andrew Gough](#)
Email: andrew.gough@provelio.com Fax:
Internet address (URL):

III) ADDRESSES AND CONTACT POINTS TO WHICH TENDERS/REQUESTS TO PARTICIPATE MUST BE SENT

Official name: [Provelio Limited](#)
Postal address: [The Meeting House](#)
[Lewins Mead](#)
Town: [Bristol](#) Postal code: [BS1 2NN](#)
Country: [United Kingdom](#)
Contact point(s): Telephone: [01173020001](#)
For the attention of: [Andrew Gough](#)
Email: andrew.gough@provelio.com Fax:
Internet address (URL):

Responsive Repairs and Void Reinstatement Works to Housing Properties

ANNEX B (1)

INFORMATION ABOUT LOTS

LOT NO TITLE

1) SHORT DESCRIPTION

2) COMMON PROCUREMENT VOCABULARY (CPV)

3) QUANTITY OR SCOPE

<i>If applicable, estimated value excluding VAT (give figures only):</i>	Currency:
OR Range: between and	Currency:

4) INDICATION ABOUT DIFFERENT DATE FOR DURATION OF CONTRACT OR STARTING/COMPLETION

(if applicable)

Duration in months:	or days:	(from the award of the contract)
OR Starting	(dd/mm/yyyy)	
Completion	(dd/mm/yyyy)	

5) ADDITIONAL INFORMATION ABOUT LOTS