

UK-London: construction work
2008/S 244-324669

PRIOR INFORMATION NOTICE

Works

SECTION I: CONTRACTING AUTHORITY

I.1) NAME, ADDRESSES AND CONTACT POINT(S):

London Borough of Hackney and Hackney Homes Ltd, Christopher Addison House, 72 Wilton Way, Hackney,
Contact: Hackney Homes Asset Management Division, Attn: Alan Turner, UK-London E8 1BJ . Tel. (44-208)
356 21 18. E-mail: alan.turner@hackneyhomes.org.uk. Fax (44-208) 356 20 14.

Internet address(es):

General address of the contracting authority: www.hackney.gov.uk.

Further information can be obtained at: Hackney Homes Ltd, Christopher Addison House, 72 Wilton Way,
Hackney, Contact: Project Manager, Attn: Ellen Hay, UK-London E8 1BJ . Tel. (44-208) 356 29 12. E-mail:
ellen.hay@hackney.gov.uk. Fax (44-208) 356 21 04. URL: www.hackneyhomes.org.uk.

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

Regional or local authority.

General public services.

Housing and community amenities.

The contracting authority is purchasing on behalf of other contracting authorities: no.

SECTION II.A: OBJECT OF THE CONTRACT (WORKS)

II.1) TITLE ATTRIBUTED TO THE CONTRACT BY THE CONTRACTING AUTHORITY:

Construction Works and Project Management Services.

II.2) TYPE OF CONTRACT AND LOCATION OF WORKS:

NUTS code: UKI12.

II.3) THIS NOTICE INVOLVES A FRAMEWORK AGREEMENT:

no.

II.4) SHORT DESCRIPTION OF NATURE AND SCOPE OF WORKS:

This notice is not an invitation to tender. Organisations who wish to respond to this PIN should be aware that should they subsequently elect to bid they will have to show that they have not gained an unfair advantage in any subsequent procurement procedure.

Hackney Homes, acting on behalf of Hackney Council is considering options for the procurement of all building repair, maintenance, renewal and improvement works in relation to the housing stock (32 448 dwellings) and associated assets owned by Hackney Council. The current range of building related works includes major repairs, renewals and improvement both external and internal, planned preventative maintenance, mechanical and electrical services, works to void properties, responsive repairs and environmental repair, renewal, and improvement works at an annual value of circa one hundred and twenty million pounds (120 000 000 GBP).

Hackney Homes has developed an innovative approach to partnering procurement and supply chain management for Decent Homes based on the PPC 2000 and for Planned Maintenance and Responsive Repairs the JCT Measured Term Contract 1998 (including amendments 1-4) and Term Partnering Contract (TPC) 2005

and wishes to discuss with potential partners the options for development of this approach across all areas of design, construction works and project management services which are planned to commence no earlier than mid-2010.

We are carrying out an Options Appraisal to identify the best way to procure the Works and Services. The options may include joint venture vehicles, variants of Construction Management and other contractual models based upon partnering and supply chain management.

We also wish to explore prospective roles for SMEs and specialist trades contractors; and, in particular, the best ways to maximise a 'one-visit' focus with regard to works carried out within Residents' dwellings. This is in order to achieve greater efficiencies of time and cost in areas that have previously been regarded as separate, trade based works packages.

We are interested in receiving responses from established construction companies and/or project management consultancies that possess substantial financial and technical capacity and experience and, in particular, are willing:

- (a) to propose improvements upon or alternatives to our current partnering and supply chain models;
- (b) to take responsibility for the management and delivery of diverse, multi-million improvement and maintenance programmes including the procurement, direct management and co-ordination of diverse supply chains within the Supply Chain Management process adopted by Hackney;
- (c) to implement our policies including the development of sustainable construction and best practice; and
- (d) to propose suitable contract periods.

This PIN has been issued by the Authority for the purpose of seeking views from any organisations or potential partners that wish to take part in a soft market sounding.

(or "soft market test") exercise in relation to the proposals described above. Any organisations wishing to respond should apply for a Prospectus from Ellen Hay, at the address at I.1 above. Responses are invited by 23.1.2009.

Division into lots: no.

II.5) **COMMON PROCUREMENT VOCABULARY (CPV):**
45000000, 71541000.

II.6) **SCHEDULED DATE FOR START OF AWARD PROCEDURES AND DURATION OF THE CONTRACT:**

II.7) **CONTRACT COVERED BY THE GOVERNMENT PROCUREMENT AGREEMENT (GPA):**
Yes.

II.8) **ADDITIONAL INFORMATION:**

Any organisations wishing to respond should apply for a Prospectus from Ellen Hay, at the address at I.1 above. Responses are invited by [23.1.2009].

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) **CONDITIONS RELATING TO THE CONTRACT**

III.1.1) **Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them:**

III.2) **CONDITIONS FOR PARTICIPATION**

III.2.1) **Reserved contracts:**
No.

SECTION VI: COMPLEMENTARY INFORMATION

- VI.1) **CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY COMMUNITY FUNDS:**
No.
- VI.2) **ADDITIONAL INFORMATION:**
- VI.3) **INFORMATION ON GENERAL REGULATORY FRAMEWORK:**
- VI.4) **DATE OF DISPATCH OF THIS NOTICE:**
12.12.2008.