

**NOTICE OF PROPOSAL TO ENTER INTO QUALIFYING LONG TERM  
AGREEMENT FOR GROUNDS MAINTENANCE  
Section 151 Commonhold and Leasehold Reform Act 2002 - Schedule 1**

To all Leaseholders of the London Borough of Camden that pay towards Grounds Maintenance, and their Recognised Tenants' Associations:

**1. Intention to enter into a qualifying long term agreement for Grounds Maintenance:**

This notice is given pursuant to the Notice of Intention to enter into a qualifying long-term agreement for the provision of borough wide contract(s) for Grounds Maintenance and Arboriculture (Trees) work, issued on 15<sup>th</sup> May 2009.

The council is proposing to enter an agreement for Grounds Maintenance to ensure it has the necessary resources to carry out this maintenance work to ensure that grounds are well kept, which will include grass cutting, hedge cutting and shrub/rose maintenance.

**2. Summary of Tenders:**

The service to be provided under this agreement is **Grounds Maintenance works**. The contractor will be required to maintain all aspects of Grounds Maintenance as per the council's specification (proposal).

The council tendered the works in three different packages:

1. Grounds Maintenance and Arboriculture works as one contract (Package One);
2. Grounds Maintenance as a contract by itself (Package Two); and
3. Arboriculture Works as a contract by itself (Package Three)

Contractors were required to complete pricing schedules for the Grounds Maintenance and Arboriculture packages detailed above. These pricing schedules have a comprehensive list of grounds maintenance and arboriculture work items. These pricing schedules were evaluated and individual work items most relevant to Camden's needs were selected from the pricing schedule to form the new base contract.

We have obtained estimates by means of competitive tendering, the financial details of which have been summarised below. Please note that due to the complexity of the tender returns, they appear in the table below as consolidated unitary rates. Each tender document can be inspected at the drop-in-session outlined below, where you can also ask questions relating to the estimates from Camden officers.

The agreement will not be entered into until this stage of the consultation is complete and after Camden has given due regard to any leaseholder observations received within the observation period.

### Contractor Nomination Details

We received a contractor nomination for Woodland Tree Surgery, 64 Muswell Road, London, N10 2BE. Please note the nominated contractor did not meet the Council's financial pre-qualification requirements.

#### PACKAGE ONE – GROUNDS MAINTENANCE AND ARBORICULTURE WORKS COMBINED CONTRACT

LOWEST TENDERER:	Consolidated Unitary Rate
Connaught Environmental Ltd (4 Apex Centre, Speedfields Park, Fareham, Hampshire PO14 1TP)	£2,923,338.00

OTHER CONTRACTORS WHO TENDERED FOR THE WORKS:	Consolidated Unitary Rate
Quadron Services Limited (Quadron House, Mendip Road, Weston-s-Mare, North Somerset, BS23 2HB)	£3,475,784.00
Glendale Grounds Management Ltd (Parkwood House, Berkeley Drive, Bamber Bridge, Preston, PR5 6BY)	£6,112,126.00

#### PACKAGE TWO – GROUNDS MAINTENANCE ONLY CONTRACT

LOWEST TENDERER:	Consolidated Unitary Rate
Connaught Environmental Ltd (4 Apex Centre, Speedfields Park, Fareham, Hampshire, PO14 1TP)	£2,387,570.00

OTHER CONTRACTORS WHO TENDERED FOR THE WORKS:	Consolidated Unitary Rate
Quadron Services Limited (Quadron House, Mendip Road, Weston-s-Mare, North Somerset, BS23 2HB)	£3,106,200.00
Veolia Environmental Services (UK) PLC (Whitewall Road - Medway City Estate, Rochester, Kent, ME2 4DZ)	£3,500,207.00
ISS Waterers Landscape (ISS House, Genesis Business Park, Albert Drive, Woking, Surrey GU21 5RW)	£5,768,249.00
Glendale Grounds Management Limited (Parkwood House, Berkeley Drive, Bamber Bridge, Preston, PR5 6BY)	£5,796,284.00

### 3. Camden's Proposal

Camden has analysed the financial details of each tender returned and are proposing to enter into separate agreements for Grounds Maintenance and Arboriculture (Tree) works, following the selection of individual work items to form the new base contract for these services.

Camden proposes to appoint the lowest tenderer, Connaught Environmental Ltd, for the **Grounds Maintenance contract** for a term of 7(seven) years.

### 4. Right to Inspect Camden's Proposals

You are invited to inspect our full proposals (relevant matters) for this agreement(s) on **Tuesday, 27<sup>th</sup> October 2009** at: **The Camden Town Hall, Committee Room 1, Judd Street, London, WC1H 9BJ** between the hours of 4pm and 8pm.

### 5. Summary of Stage 1 observations

The written observations received during the Stage 1 consultation period, together with our responses to them are summarised on pages 3 – 8.

### 6. Observations

We invite you to make written observations in relation to the proposal by sending them to:

**Regan Cossill**  
**London Borough of Camden**  
**Home Ownership Services**  
**20 Mabledon Place**  
**London**  
**WC1H 9BF**

Or email [capitalservices@camden.gov.uk](mailto:capitalservices@camden.gov.uk) quoting 09/003.

Observations must be made within the consultation period of 30 days from the date of this notice. The consultation period will end on **Monday, 16<sup>th</sup> November 2009** and all observations should be received by this date.

Signed on behalf of Camden as landlord:



**Regan Cossill**  
**Acting Senior Capital Services Charge Officer**  
**Home Ownership Services**  
**13th October 2009**