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Tender

Provision of Responsive Repairs and Maintenance Services and Planned Programme and Investment Works to Council Housing Stock

BIRMINGHAM CITY COUNCIL

F02: Contract notice

Notice identifier: 2025/S 000-000076

Procurement identifier (OCID): ocds-h6vhtk-04b6f0

Published 3 January 2025, 11:14am

Section I: Contracting authority

I.1) Name and addresses

BIRMINGHAM CITY COUNCIL

Council House, Victoria Square

BIRMINGHAM

B1 1BB

Contact

Commercial & Procurement Services

Email

etendering@birmingham.gov.uk

Country

United Kingdom

Region code

UKG31 - Birmingham

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.birmingham.gov.uk

Buyer's address

www.in-tendhost.co.uk/birminghamcc

I.3) Communication

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

www.in-tendhost.co.uk/birminghamcc

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.in-tendhost.co.uk/birminghamcc

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Responsive Repairs and Maintenance Services and Planned Programme and Investment Works to Council Housing Stock

Reference number

P2247

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Birmingham City Council is seeking to appoint four Contractors (one for each geographical Lot) for the provision of Responsive Repair & Maintenance Services, Planned Programme and Investment Work relating to the Council's housing stock.

The contract will be for a period of 10 years with the option to extend for one further period of five years.

The Council will be using the TAC-1 standard form of contract, which will contain a no-fault break clause provision. Pricing will be based on a 'price per' approach (PPP/ PPV/ PPGH), with a limited set of exclusions, a basket rates for planned works.

II.1.5) Estimated total value

Value excluding VAT: £2,984,425,425

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: 1

II.2) Description

II.2.1) Title

Lot 1: East

Lot No

1

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Birmingham

II.2.4) Description of the procurement

The Council wishes to establish a Contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; planned maintenance and improvement programmes; repair and maintenance service to sundry servicing items; gas and heating installations; electrical testing; the

potential of some retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations; inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support.

The scope of the gas and heating installations, servicing and maintenance workstream will include providing an annual service to all appliances, in line with the Council's statutory obligation.

The Call Management function will be carried out by the Council's in-house corporate contact centre function supported by Contractors with an out of hours service (call handling and carrying out emergency repairs). Contractors will be expected to work with the in-house service and interface with its systems to provide an effective repair reporting facility.

Core IT systems used by the Council are set out in the Contract Documents and associated appendices. Contractors will be required to utilise and/or integrate with the Council's systems fully.

The Council has established key performance indicators which the Contractor will be expected to consistently meet, with an emphasis on improving performance to enhance customer satisfaction.

The Contractor is expected to provide their own accommodation (depot, offices, stores, other) to facilitate delivery of the in-scope services and workstreams.

Under this contract the contractors and their supply chains will be required to actively participate in the achievement of the Contracting Authority's social, economic and environmental objectives. Accordingly, contract documents may relate to social, economic and environmental considerations.

II.2.5) Award criteria

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: £618,997,320

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

Duration in months

120

This contract is subject to renewal

Yes

Description of renewals

The option to extend for one further period of five years.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 2: North

Lot No

2

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Birmingham

II.2.4) Description of the procurement

The Council wishes to establish a Contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; planned maintenance and improvement programmes; repair and maintenance service to sundry servicing items; gas and heating installations; electrical testing; the potential of some retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations; inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support.

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II.2.5) Award criteria

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: £451,388,280

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

Duration in months

120

This contract is subject to renewal

Yes

Description of renewals

The option to extend for one further period of five years.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 3: South

Lot No

3

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Birmingham

II.2.4) Description of the procurement

The Council wishes to establish a Contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; planned maintenance and improvement programmes; repair and maintenance service to sundry servicing items; gas and heating installations; electrical testing; the potential of some retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations; inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support.

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II.2.5) Award criteria

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: £1,307,191,260

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

Duration in months

120

This contract is subject to renewal

Yes

Description of renewals

The option to extend for one further period of five years.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 4: West Central

Lot No

4

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
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- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Birmingham

II.2.4) Description of the procurement

The Council wishes to establish a Contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; planned maintenance and improvement programmes; repair and maintenance service to sundry servicing items; gas and heating installations; electrical testing; the potential of some retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations; inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support.

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II.2.5) Award criteria

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: £606,848,565

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

Duration in months

120

This contract is subject to renewal

Yes

Description of renewals

The option to extend for one further period of five years.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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: [2024/S 000-037054](#)

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

Date

14 February 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

14 March 2025

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom