

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/000320-2025>

Contract

Property Maintenance Framework

CHP

F03: Contract award notice

Notice identifier: 2025/S 000-000320

Procurement identifier (OCID): ocds-h6vhtk-048b85

Published 7 January 2025, 12:28pm

Section I: Contracting authority

I.1) Name and addresses

CHP

Myriad House, 33 Springfield Lyons Approach

Chelmsford

CM2 5LB

Email

procurement@chp.org.uk

Country

United Kingdom

Region code

UKH3 - Essex

Internet address(es)

Main address

<https://www.chp.org.uk/>

Buyer's address

<https://www.chp.org.uk/>

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Property Maintenance Framework

Reference number

CHP-2024-DN737925

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

AWARD NOTICE

CHP wishes to commission experienced and appropriately qualified organisations for the provision of property maintenance works to its owned and managed properties under a Framework Agreement. The works will comprise of responsive repairs, planned works, Decent Homes works and void (empty) property works.

The Framework will be split into the following Lots. The intended number of contractors to be awarded is beneath each Lot description. Bidders may bid for, and be awarded to, multiple lots.

Lot 1: Multi-trade works (void properties)

6 x contractors

Lot 2: Multi-trade works (occupied properties)

6 x contractors

Lot 3: Groundworks (occupied properties)

2 x contractors

Lot 4: Installation & maintenance of UPVC windows and doors (occupied properties)

2 x contractors

Lot 5: Guttering & roofline works (occupied properties)

1 x contractor

All Call Off Works carried out under the Framework, other than those awarded via Further Competitions, will be based on the M3NHF V7 Schedule of Rates (SORs) and M3NHF V7 Specification.

CHP's intention is to offer works to each Contractor on an equal basis within each separate Lot, subject to each Contractor's capacity at the time that work is required. As such, the distribution of works is likely to be influenced by factors such as volume of work and Contractors' capacities. In any case, the distribution of works shall always be at CHP's sole discretion and there are no guarantees that upon completion of the Framework, work will have been distributed evenly amongst all Contractors within each separate Lot.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £12,000,000

II.2) Description

II.2.1) Title

Multi-trade works (void properties)

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

Multi-disciplinary and general building works. Carpentry, plumbing, electrical, plastering, dry lining, decorating, insulation, brickwork/blockwork, tiling, demolition, ad-hoc installation (supply and fit) of kitchens/bathrooms/wet rooms.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Multi-trade works (occupied properties)

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

All works in Lot 1, plus damp/mould/condensation (DMC) works, insurance works, disrepair works, fire door installations. Out of Hours emergency works.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Groundworks (occupied properties)

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

Responsive repairs and removal/installation of paving, paths, vehicle access, tarmac, drainage, concrete, hard standings, steps/ramps, associated brickwork/blockwork.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Installation & maintenance of UPVC windows and doors (occupied properties)

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

Responsive repairs and removal/installation of UPVC windows and doors (inc. patio doors, conservatories, glass roofs).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Guttering & roofline works (occupied properties)

Lot No

5

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

Responsive repairs and removal/installation of fascias, soffits, bargeboards, guttering, cladding.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-026110](#)

Section V. Award of contract

Lot No

1

Title

Multi-trade works (void properties)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 January 2025

V.2.2) Information about tenders

Number of tenders received: 18

Number of tenders received from SMEs: 17

Number of tenders received by electronic means: 18

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Essex & Kent Electrical Services Limited

Unit 15 Runwell Hall Farm Hoe Lane, Rettendon Common

Chelmsford

CM3 8DQ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Houghton & Son Limited

4 Capricorn Centre, Cranes Farm Road

Basildon

SS14 3JJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ilyrian Construction Ltd

1 Kings Avenue

London

N21 3NA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Prestige Domestic Property Maintenance Ltd

23 Crown Road Crown Road

Enfield

EN1 1GR

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rapid Response Maintenance Ltd

11 De Grey Square, De Grey Road

Colchester

CO4 5YQ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

T.E.B. (Builders) Limited

25 Suttons Lane

Hornchurch

RM12 6RD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Lot No

2

Title

Multi-trade works (occupied properties)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 January 2025

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received from SMEs: 13

Number of tenders received by electronic means: 14

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Houghton & Son Limited

4 Capricorn Centre, Cranes Farm Road

Basildon

SS14 3JJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ilyrian Construction Ltd

1 Kings Avenue

London

N21 3NA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

NC Range Site Limited

317 Brentwood Road

Romford

RM2 5SX

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Prestige Domestic Property Maintenance Ltd

23 Crown Road Crown Road

Enfield

EN1 1GR

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rapid Response Maintenance Ltd

11 De Grey Square, De Grey Road

Colchester

CO4 5YQ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

T.E.B. (Builders) Limited

25 Suttons Lane

Hornchurch

RM12 6RD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Lot No

3

Title

Groundworks (occupied properties)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 January 2025

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Houghton & Son Limited

4 Capricorn Centre, Cranes Farm Road

Basildon

SS14 3JJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

T.E.B. (Builders) Limited

25 Suttons Lane

Hornchurch

RM12 6RD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £735,000

Section V. Award of contract

Lot No

4

Title

Installation & maintenance of UPVC windows and doors (occupied properties)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 January 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 6

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

D G Servicing Limited

Rutland House, 90/92 Baxter Avenue

Southend on Sea

SS2 6HZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Prestige Domestic Property Maintenance Ltd

23 Crown Road Crown Road

Enfield

EN1 1GR

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £670,000

Section V. Award of contract

Lot No

5

Title

Guttering & roofline works (occupied properties)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 January 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 8

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Lees Guttering and Property Maintenance Services Limited

47 Butt Road

Colchester

CO3 3BZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £340,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

London

Country

United Kingdom