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Tender

Planned Maintenance 2026

COBALT HOUSING LIMITED

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-000889

Procurement identifier (OCID): ocds-h6vhtk-05dd2f ([view related notices](#))

Published 7 January 2026, 9:01am

Scope

Description

Cobalt Housing is seeking to appoint two Contractors to undertake both the external and internal works described below in 2 distinct geographical Lots in Liverpool.

Lot 1: Cobalt housing stock and estates in Croxteth and Fazackerley.

Lot 2: Cobalt housing stock and estates in Norris Green

Planned Maintenance and Property Reinvestment Works - External and Communal to the structures, fenestration and environmental infrastructure and common parts and facilities including renewal of windows and external doors, structural repairs, roofing, upgrades and repairs to outbuildings, garages, boundary walls and communal walkways, pre-decoration repairs and external and communal area redecoration.

Planned Maintenance and Property Reinvestment Internal Works to dwellings including major component renewals, of kitchens, bathrooms, cloakrooms, domestic electrical installations and ventilation including associated works of decoration.

The appointed Contractors may also be asked to undertake associated Responsive Maintenance and Void Property Works that arise on dwellings that they will be undertaking Works upon.

The Contracts will be for a 4 year period subject to annual performance review and maintenance of KPI's and with the potential to be extend on a year by year basis for a further 2 years.

Total value (estimated)

- £50,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 30 June 2030
- Possible extension to 30 June 2032
- 6 years

Description of possible extension:

Cobalt has the option to extend the contract period by one year to the 30.06.2031, and then to extend by a further year to the 30.06.2032

Main procurement category

Works

CPV classifications

- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works

- 45340000 - Fencing, railing and safety equipment installation work
- 45410000 - Plastering work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45422000 - Carpentry installation work
- 45431000 - Tiling work
- 45432000 - Floor-laying and covering, wall-covering and wall-papering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services

Contract locations

- UKD72 - Liverpool

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Lot 1. Planned Maintenance 2026 - Croxteth and Fazackerley

Description

Cobalt Housing is seeking to appoint a Contractor to undertake both the external and internal works described below to their housing stock and estates in located in the Croxteth and Fazackerley areas of Liverpool.

Planned Maintenance and Property Reinvestment Works - External and Communal to the structures, fenestration and environmental infrastructure and common parts and facilities including renewal of windows and external doors, structural repairs. roofing, upgrades and repairs to outbuildings, garages, boundary walls and communal walkways, pre-decoration repairs and external and communal area redecoration.

Planned Maintenance and Property Reinvestment Internal Works to dwellings including major component renewals, of kitchens, bathrooms, cloakrooms, domestic electrical installations and ventilation including associated works of decoration.

The Works will include undertaking any necessary Asbestos Surveys and any Asbestos Remediation Works identified from the Surveys or from the existing Asbestos Register for the dwellings.

The appointed Contractors may also be asked to undertake associated Responsive Maintenance and Void Property Works that arise on dwellings that they will be undertaking Works upon.

The Contracts will be for a 4 year period subject to annual performance review and maintenance of KPI's and with the potential to be extend on a year by year basis for a further 2 years.

Lot value (estimated)

- £25,000,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Planned Maintenance 2026 - Norris Green

Description

Cobalt Housing is seeking to appoint a Contractor to undertake both the external and internal works described below to their housing stock and estates in the Norris Green area of Liverpool.

Planned Maintenance and Property Reinvestment Works - External and Communal to the structures, fenestration and environmental infrastructure and common parts and facilities including renewal of windows and external doors, structural repairs, roofing, upgrades and repairs to outbuildings, garages, boundary walls and communal walkways, pre-decoration repairs and external and communal area redecoration.

Planned Maintenance and Property Reinvestment Internal Works to dwellings including major component renewals, of kitchens, bathrooms, cloakrooms, domestic electrical installations and ventilation including associated works of decoration.

The Works will include undertaking any necessary Asbestos Surveys and any Asbestos Remediation Works identified from the Surveys or from the existing Asbestos Register for the dwellings.

The appointed Contractor may also be asked to undertake associated Responsive Maintenance and Void Property Works that arise on dwellings that they will be undertaking Works upon.

The Contract will be for a 4 year period subject to annual performance review and maintenance of KPI's and with the potential to be extended on a year by year basis for a further 2 years.

Lot value (estimated)

- £25,000,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Planned Maintenance 2026 - Croxteth and Fazackerley

Lot 2. Planned Maintenance 2026 - Norris Green

Details of legal and financial capacity requirements are in a Project Specific Questionnaire (TP-SQ Project Specific Questionnaire - Cobalt - Planned Maintenance) is to be completed by the Tenderer, and are also detailed in the Procurement Documentation.

Technical ability conditions of participation

Lot 1. Planned Maintenance 2026 - Croxteth and Fazackerley

Lot 2. Planned Maintenance 2026 - Norris Green

Details of technical ability and competence requirements are in a Project Specific Questionnaire (TP-SQ Project Specific Questionnaire - Cobalt - Planned Maintenance) is to be completed by the Tenderer, and in the Procurement Documentation.

Particular suitability

Lot 1. Planned Maintenance 2026 - Croxteth and Fazackerley

Lot 2. Planned Maintenance 2026 - Norris Green

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

4 February 2026, 5:00pm

Tender submission deadline

13 February 2026, 3:00pm

Submission address and any special instructions

<https://etenders@nhmfframeworx.org.uk>

Be aware of any speed limitations of your internet connection, system configuration and general web traffic etc., as these may impact on the time taken to upload your tender submission which . must be completed by the deadline closing date and time 13th February 2026 at 15.00.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 May 2026

Award criteria

Name	Description	Type	Weighting
Quality and Social value Delivery Plan	Tenderers will be required to provide responses to Method Statements on Customer Care and Quality of Works, Management of the Works and Information Technology (50%) and also to describe how they will deliver the Social Value offer (5%) they have submitted.	Quality	55%
Price and Social Value Offer	Tenderers will be required to submit their percentage adjustments to the M3NHF Schedules of Rates for Planned Maintenance and Property Reinvestment Version 8, Responsive Maintenance and Void Property Works Version 7.2 and Asbestos Remediation Works, together with rates and prices for major component renewals (40%) and to submit their Social Value Offer (5%)	Price	45%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://www.etenders@nhmfframeworx.org.uk>

All requests for procurement documentation, communications and submission of tenders must be made to the <https://etenders.nhmfframeworx.org.uk> portal

After creating an account on the portal, users will receive an email with a link to activate their account, once activated log in with the following code to register for the procurement documentation: COB011.

All queries and any clarifications must be communicated using the secure email messaging function within the Portal, responses which will be communicated to all Bidders through the portal secure email messaging system.

For any queries or difficulties with the registration or download/upload system contact etenders@nhmfframeworx.org.uk

Contracting authority

COBALT HOUSING LIMITED

- Companies House: IP29516R
- Public Procurement Organisation Number: PYLL-7899-JNDJ

199 Lower House Lane

Liverpool

L11 2SF

United Kingdom

Email: Procurement@cobalthousing.org.uk

Website: <http://www.cobalthousing.org.uk>

Region: UKD72 - Liverpool

Organisation type: Public authority - sub-central government