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Tender

Repairs and Maintenance services

Hafod Housing Association

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

Notice identifier: 2026/S 000-000893

Procurement identifier (OCID): ocds-h6vhtk-06008a

Published 7 January 2026, 9:08am

Scope

Reference

2025H000080.01

Description

Hafod requires a Supplier to undertake responsive repairs and maintenance services throughout its housing stock, care homes and support schemes.

The areas in scope of this requirement, cover properties in the following local authorities:

Bridgend

Caerphilly

Cardiff

Vale of Glamorgan

Rhondda Cynan Taff

Merthyr Tydfil

Torfaen

Newport

The Contract term will be for 3 years initially, with an option to extend for a further 1 + 1 years.

The estimated value of the initial 3 year Contract is £16,545,902.97 inc VAT

Pricing will be subject to increases in line with CPI. Further details can be found in Schedule 1 – Specification.

Bidders may submit a tender response for any number of lots. However, Hafod will award no more than two (2) regional lots to any single Bidder, regardless of the number of lots bid for or the Bidder's relative ranking across lots further details can be found in section 96 – 115 of the tender documents.

The successful Supplier will be expected to deliver the requirement as an extension of Hafod and take full responsibility for the end-to-end delivery of the Contract. Further details can be found in Schedule 1 – Specification.

Total value (estimated)

- £22,736,276 excluding VAT
- £28,420,346 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 April 2026 to 26 April 2029
- Possible extension to 26 April 2031
- 5 years

Description of possible extension:

The contract term will be for 3 years with an option to extend for a further 1 + 1 years.

Main procurement category

Services

CPV classifications

- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services

Contract locations

- UKL - Wales

Lot constraints

Description of how multiple lots may be awarded:

Bidders may submit a tender response for any number of lots.

However, Hafod will award no more than two (2) regional lots to any single Bidder, regardless of the number of lots bid for or the Bidder's relative ranking across lots. Further details are outlined in Hafod's ITT document

Lot 1. Rhondda Cynon Taff

Description

Lot 1 - Rhondda Cynon Taff

Lot value (estimated)

- £4,269,424 excluding VAT
- £5,336,780 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. Cardiff, Torfaen and Newport

Description

Lot 2 - Cardiff, Torfaen and Newport

Lot value (estimated)

- £7,446,067 excluding VAT
- £9,307,584 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 3. The Vale

Description

Lot 3 - The Vale

Lot value (estimated)

- £4,507,698 excluding VAT
- £5,634,623 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 4. Bridgend

Description

Lot 4 - Bridgend

Lot value (estimated)

- £6,513,087 excluding VAT

- £8,141,359 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. Rhondda Cynon Taff

Insurances as per Specification document. Minimum turnover required: 1,608,331.20 (Excl VAT)

Lot 2. Cardiff, Torfaen and Newport

Insurances as per specification. Minimum turnover requirement: 2,805,001.60 (Excl VAT)

Lot 3. The Vale

Insurances as per specification document. Minimum turnover requirement: 1,698,091.20 (Excl VAT)

Lot 4. Bridgend

Minimum insurance requirements as per specification. Minimum turnover: 2,453,539.20 (Excl VAT)

Technical ability conditions of participation

Lot 1. Rhondda Cynon Taff

Lot 2. Cardiff, Torfaen and Newport

As per specification document

Lot 3. The Vale

As per specification

Lot 4. Bridgend

As per specification document.

Particular suitability

Lot 1. Rhondda Cynon Taff

Lot 2. Cardiff, Torfaen and Newport

Lot 3. The Vale

Lot 4. Bridgend

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

2 February 2026, 12:00pm

Tender submission deadline

9 February 2026, 12:00pm

Submission address and any special instructions

<https://etenderwales.ukp.app.jaggaer.com/go/22386129019B8EF7073B>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

13 April 2026

Award criteria

Lot 1. Rhondda Cynon Taff

Name	Description	Type	Weighting
Price	exact price	Price	60.00%
Quality	exact description	Quality	40.00%

Lot 2. Cardiff, Torfaen and Newport

Lot 3. The Vale

Lot 4. Bridgend

Name	Type	Weighting
Price	Price	60.00%
Quality	Quality	40.00%

Other information

Payment terms

30 days from accepted invoice

Description of risks to contract performance

As per tender documents

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Timescales and limited capacity following large company restructure

Documents

Associated tender documents

<https://etenderwales.ukp.app.jaggaer.com/go/22386129019B8EF7073B>

Available on etenderwales ITT reference itt_122238

Technical specifications to be met

<https://etenderwales.ukp.app.jaggaer.com/go/22386129019B8EF7073B>

Available on eTenderWales Document ID iit_122238

Contracting authority

Hafod Housing Association

- Public Procurement Organisation Number: PRWR-9213-TBWM

St Hilary Court

CARDIFF

CF5 6ES

United Kingdom

Contact name: Kelly Allen

Email: kelly.allen@hafod.org.uk

Website: <http://https://www.hafod.org.uk/>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales