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Tender

## **P0787 Provision of Responsive Repairs and Maintenance Services, Gas and Heating Servicing, Capital Improvement Work including Major Adaptions and Retrofit Works to Council Housing Stock**

Birmingham City Council

F02: Contract notice

Notice identifier: 2023/S 000-001326

Procurement identifier (OCID): ocds-h6vhtk-03925f

Published 16 January 2023, 4:22pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Birmingham City Council

10 Woodcock Street

Birmingham

B4 7WB

#### **Contact**

Lucy Ford

#### **Email**

[lucy.ford@birmingham.gov.uk](mailto:lucy.ford@birmingham.gov.uk)

#### **Country**

United Kingdom

**NUTS code**

UKG31 - Birmingham

**Internet address(es)**

Main address

<https://www.birmingham.gov.uk/>

Buyer's address

[www.in-tendhost.co.uk/birminghamcc](http://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](http://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](http://www.in-tendhost.co.uk/birminghamcc)

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

P0787 Provision of Responsive Repairs and Maintenance Services, Gas and Heating Servicing, Capital Improvement Work including Major Adaptions and Retrofit Works to Council Housing Stock

Reference number

P0787

#### 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 two Contractors (one for each lot) for the provision of responsive repair and maintenance services, gas and heating servicing and capital improvement work programmes (including major adaptations and retrofit works) relating to the Council's housing stock. We invite all interested contractors to a virtual suppliers' information event via MS Teams on the 24th January 2023 from 10:00 to 12:00 GMT. To book a place at this event, please complete the online booking form by no later than 5.00 p.m. on Monday 23rd January 2023 by copying and pasting the following web link into your web browser: <https://forms.office.com/e/9hDpgcuarT> This event will take place virtually with further information being sent nearer the time. A maximum of two representatives per organisation will be able to attend.

#### II.1.5) Estimated total value

Value excluding VAT: £1,400,000,000

#### II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

2

Maximum number of lots that may be awarded to one tenderer: 1

## **II.2) Description**

### **II.2.1) Title**

North, West and East

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45300000 - Building installation work
- 45400000 - Building completion work
- 71600000 - Technical testing, analysis and consultancy services
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 51510000 - Installation services of general-purpose machinery and equipment
- 50700000 - Repair and maintenance services of building installations
- 45200000 - Works for complete or part construction and civil engineering work
- 71000000 - Architectural, construction, engineering and inspection services
- 09330000 - Solar energy
- 51100000 - Installation services of electrical and mechanical equipment
- 50850000 - Repair and maintenance services of furniture

### **II.2.3) Place of performance**

NUTS codes

- UKG31 - Birmingham

### **II.2.4) Description of the procurement**

Birmingham City Council is the largest local authority in Europe and one of the largest social landlords in the country with a stock portfolio of approximately 60,000 properties. 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; cyclical repairs; planned maintenance and improvement programmes; 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 specification requires a full service and not just a safety check and to carry out all gas and heating repairs and supplying and fitting any parts. Obsolete boilers are currently replaced at the discretion of the Council through its capital programme. 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. The contract will be for a period of five years with the option to extend for one further period of five years. The Council will be using bespoke contract terms, 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 and standalone projects separately priced. The Council is committed to providing quality services to customers. Contractors are expected to assist the Council in achieving and furthering this objective through continuous service improvement and improving value for money. The Council has established key performance indicators which the contractors will be expected to consistently meet. 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: £870,000,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

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

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

At the conclusion of the Selection Questionnaire stage, the intention is to arrive at a shortlist of five Applicants for each Lot, being the five highest scoring compliant Applicants to take forward to the ISIT stage. The Council reserves the right to shortlist six Applicants for each Lot, where the percentage difference in score between the fifth and sixth Applicant is less than 2%. For the avoidance of doubt, whilst the Council intends to shortlist the five highest scoring compliant Applicants, should fewer than five Applicants successfully pass the requirements of the Selection Questionnaire, this will not affect the Council's ability to proceed with the procurement process (having regard to the provisions of Regulation 65).

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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**

South

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 09330000 - Solar energy
- 45400000 - Building completion work
- 71600000 - Technical testing, analysis and consultancy services
- 50530000 - Repair and maintenance services of machinery
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 51510000 - Installation services of general-purpose machinery and equipment
- 50700000 - Repair and maintenance services of building installations
- 71000000 - Architectural, construction, engineering and inspection services
- 51100000 - Installation services of electrical and mechanical equipment
- 45200000 - Works for complete or part construction and civil engineering work
- 50850000 - Repair and maintenance services of furniture
- 45300000 - Building installation work

### **II.2.3) Place of performance**

NUTS codes

- UKG31 - Birmingham

### **II.2.4) Description of the procurement**

Birmingham City Council is the largest local authority in Europe and one of the largest social landlords in the country with a stock portfolio of approximately 60,000 properties. 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; cyclical repairs; planned maintenance and improvement programmes; 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 specification requires a full service and not just a safety check and to carry out all gas and heating repairs and supplying and fitting any parts. Obsolete boilers are currently replaced at the discretion of the Council through its capital programme. 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. The contract will be for a period of five years with the option to extend for one further period of five years. The Council will be using bespoke contract terms, 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 and standalone projects separately priced. The Council is committed to providing quality services to customers. Contractors are expected to assist the Council in achieving and furthering this objective through continuous service improvement and improving value for money. The Council has established key performance indicators which the contractors will be expected to consistently meet. 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: £53,000,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

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



period of five years.

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

At the conclusion of the Selection Questionnaire stage, the intention is to arrive at a shortlist of five Applicants for each Lot, being the five highest scoring compliant Applicants to take forward to the ISIT stage. The Council reserves the right to shortlist six Applicants for each Lot, where the percentage difference in score between the fifth and sixth Applicant is less than 2%. For the avoidance of doubt, whilst the Council intends to shortlist the five highest scoring compliant Applicants, should fewer than five Applicants successfully pass the requirements of the Selection Questionnaire, this will not affect the Council's ability to proceed with the procurement process (having regard to the provisions of Regulation 65).

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

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## **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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: [2022/S 000-035823](#)

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

Date

24 February 2023

Local time

12:00pm

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

6 April 2023

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

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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**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