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Tender

# **Luton Council FTS Open Tender Framework procurement for Mechanical Services Support: Domestic Gas Servicing and Associated Work, Domestic Boiler Replacement and Associated Work, Communal Boiler Servicing; Maintenance and Mechanical, Water Treatment Services and Associated Works.**

Luton Council

F02: Contract notice

Notice identifier: 2026/S 000-002322

Procurement identifier (OCID): ocds-h6vhtk-0603d1

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## **Section I: Contracting authority**

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

Luton Council

Town Hall, George Street

Luton

LU1 2BQ

### **Contact**

Mr Chris Newman

### **Email**

[Christopher.newman@luton.gov.uk](mailto:Christopher.newman@luton.gov.uk)

**Telephone**

+44 1582547058

**Country**

United Kingdom

**Region code**

UKH21 - Luton

**Internet address(es)**

Main address

<http://www.luton.gov.uk>

Buyer's address

<http://www.luton.gov.uk>

**I.3) Communication**

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

<https://procontract.due-north.com/Procurer/ViewMaker209Form2?projectId=50c2e081-1ead-ed11-811f-005056b64545&projectEventId=fc04287e-2ead-ed11-811f-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Procurer/ViewMaker209Form2?projectId=50c2e081-1ead-ed11-811f-005056b64545&projectEventId=fc04287e-2ead-ed11-811f-005056b64545>

**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**

Luton Council FTS Open Tender Framework procurement for Mechanical Services Support: Domestic Gas Servicing and Associated Work, Domestic Boiler Replacement and Associated Work, Communal Boiler Servicing; Maintenance and Mechanical, Water Treatment Services and Associated Works.

Reference number

DN656412

#### **II.1.2) Main CPV code**

- 50531200 - Gas appliance maintenance services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

PLEASE NOTE THIS IS NOT A CALL FOR COMPETITION IT IS A RETROSPECTIVE NOTICE.

To be able to bid for this tender opportunity suppliers MUST first seek registration on the ProContract Proactis Due North e commerce platform (which is free to all suppliers)  
<https://procontract.due-north.com>

The purpose of this tender is to set up a frame work of suppliers for its Mechanical and Electrical Services / applicable to various residential and commercial installations, with a view to awarding a primary (preferred) provider for each lot (1 –3) and up to 8 x (times) ranked contingent suppliers in support of each Lot. With the exception of Lot 4 which will have a preferred provider and 1 contingent.

The Lots remain:

LOT 1 – DOMESTIC GAS SERVICING AND MAINTENANCE AND ASSOCIATED WORKS

LOT 2 – DOMESTIC BOILER REPLACEMENT

## LOT 3 – COMMUNAL BOILER SERVICING, INSTALLATION AND ASSOCIATED WORKS

## LOT 4 – WATER TREATMENT SERVICES AND ASSOCIATED WORKS

All quantities and indicated spend in pricing document are annual indicative quantities and spend based upon the previous 3 years. The Council's financial year runs from April to March, with an exemption period from April till the 1st October 2022. Some work has already been ordered for the 2022-23 program so volumes will be lower this year. There are also no guaranteed volumes for all requirements on this contract at any time.

In addition to the standard Lots detailed within this tender, there may also be the requirement for ad-hoc projects to be completed. It is the council's intention to utilise all winning providers (Primary and contingent for each lot) for further competition / mini bid competitions in this instance.

The winner ranked 1 (preferred or primary) provider of each lot will be the call off contractor for all reactive and associated projects for that lot, in the instance where so many contingents could be utilised, in its evaluation of bids the Council reserves the right to limit the awards at a bid step. Social value with less than a minimum score of 3 will be excluded from the award ranking calculation.

Where the primary provider does not have capacity or ability to complete the works, the council will call on the remaining contingent providers for that specific lot, in order of award, to complete the works required. Where the primary provider continues to decline work offered then after 3 declines they will get down ranked to position 3.

When larger projects (above £75k) are required a minimum of three providers /contractors will be asked to tender as a mini bid for that specific project.

The volume of work awarded to any contractor cannot be guaranteed at any stage of the contract as this will depend on the availability of BTS Services existing labour and available budgets to fund each required work stream. BTS (Client Division) manages the call –off work, and offer of any requirements in the first instances to BTS (Services Division)

There is the opportunity for bidders to bid on one or all Lots within this tender and will be awarded based on the criteria set out in the tender documents provided. Nb Whilst the same method statement responses may be permitted per separate Lot, albeit the same score will be provided, Bidders are required to submit a new Social value offering per Lot.

The start date for this contract will be April 2023

To be able to bid for this tender opportunity suppliers MUST first seek registration on the

ProContract Proactis Due North e commerce platform (which is free to all suppliers)  
<https://procontract.due-north.com>

#### **II.1.5) Estimated total value**

Value excluding VAT: £14,600,000

#### **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: 4

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Lots 1 , 2 , 3 and 4

### **II.2) Description**

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

LOT 1 – DOMESTIC GAS SERVICING AND MAINTENANCE

Lot No

1

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

- 50531200 - Gas appliance maintenance services

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

NUTS codes

- UKH21 - Luton

Main site or place of performance

Within the Borough of Luton at various sites and locations

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

## LOT 1 – DOMESTIC GAS SERVICING AND MAINTENANCE

Luton Council's Building & Technical Services department (BTS) are tendering the opportunity for suitably qualified and experienced contractors to back up our own team of engineers to deliver an efficient service and assist in maintaining our compliance. We maintain and service approximately 7000 boilers per year, although it should be noted, this tender is to provide BTS with support contractors for servicing that they cannot commit to themselves. Schemes of servicing will often be issued with short notice to commence and must only be accepted if the obligation can be met. There is no guarantee of works being issued on this contract. BTS intend to award up to 8 contractors, in ranking order, to this contract that may be offered schemes of servicing, typically between 40 and 200 at a time. BTS may offer ad hoc servicing in smaller, or singular, quantities in the event of, for example, staff absence. These are scheduled separately for tender purposes. The, up to 8, contractors awarded to this Lot contract may be invited to tender for additional works via Further Competition process. These additional works may be specialised areas requiring different qualifications, have specific contract requirements/need or may necessitate different rates. They will, however, come under the remit of works that require domestic Gas Safe registration. Please note, if works can also be carried out by suppliers from other lots, they may also be invited to tender. Likewise, suppliers on this lot may be invited to tender for works associated with a different lot. These Further Competition tenders may require completion and return within 2 weeks

### **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: £2,700,000

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

## **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**

LOT 2 – DOMESTIC BOILER REPLACEMENT

Lot No

2

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

- 45331110 - Boiler installation work

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

NUTS codes

- UKH21 - Luton

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

Luton Council's Building & Technical Services department (BTS) are tendering the opportunity for suitably qualified and experienced contractors to back up our own team of engineers to deliver an efficient emergency, void and cyclical boiler replacement and heating upgrades. We maintain and service around 7000 boilers per year with typical replacements of 450 boilers per year, although it should be noted, this tender is to provide BTS with support contractors for boiler replacements and heating upgrades that they cannot commit to themselves. Boiler replacements and heating upgrades will be offered to contractors on an 'urgent install' basis that requires same day/next day response, void boiler replacements that require completion in line with the strict void timeline for re-letting and cyclical replacement program. There is no guarantee of works being issued on this contract. BTS intend to award up to 8 contractors, in ranking order, to this contract that

may be offered boiler replacement and heating upgrades as detailed above. The, up to 8, contractors awarded to this Lot contract may be invited to tender for additional works via Further Competition (Quick Quote) process. These additional works may be specialised areas requiring different qualifications, have specific contract requirements/need or may necessitate different rates. They will, however, come under the remit of works that require domestic Gas Safe registration. Please note, if works can also be carried out by suppliers from other lots, they may also be invited to tender. Likewise, suppliers on this lot may be invited to tender for works associated with a different lot. These Further Competition (Quick Quote) tenders may require completion and return within 2 weeks.

All Works may be subject to an audit by independent auditor.

#### **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: £7,200,000

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

#### **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**

LOT 3 – COMMUNAL BOILER SERVICING , INSTALLATION AND ASSOCIATED WORKS

Lot No

3

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

- 45232141 - Heating works

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

NUTS codes

- UKH21 - Luton

Main site or place of performance

Within the Borough of Luton at various sites and locations

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

Luton Council's Building & Technical Services department (BTS) are tendering the opportunity for a suitably qualified and experienced contractors to provide communal boiler servicing and maintenance of our communal mechanical services and responsive repairs. A 24 hours a day, 365 days a year service is required in provide our tenants with a constant source of heating and hot and cold water.

There is no guarantee of works being issued on this contract. BTS intend to award up to 5 contractors, in ranking order, to this contract that may be offered communal boiler servicing and mechanical services repairs and upgrades, as detailed above. The, up to 5, contractors awarded to this Lot contract may be invited to tender for additional works via Further Competition (Quick Quote) process. These additional works may be specialised areas requiring different qualifications, have specific contract requirements/need or may necessitate different rates. They will, however, come under the remit of works that require non-domestic Gas Safe registration. Please note, if works can also be carried out by suppliers from other lots, they may also be invited to tender. Likewise, suppliers on this lot

may be invited to tender for works associated with a different lot. These Further Competition (Quick Quote) tenders may require completion and return within 2 weeks.

#### **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: £2,600,000

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

#### **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**

LOT 4 – WATER TREATMENT SERVICES AND ASSOCIATED WORKS

Lot No

4

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

- 45232430 - Water-treatment work

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

NUTS codes

- UKH21 - Luton

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

Luton Council's Building & Technical Services department (BTS) are tendering the opportunity for suitably qualified and experienced specialist Water Treatment Service Provider to be appointed to ensure adequate monitoring, along with preventative and remedial works, is carried out to Luton Council housing stock's water systems.

The Water Treatment Service Provider will have responsibility for the supply of water treatment chemicals, information on their application, an analytical service and such advice and support as may be necessary to ensure safe and effective water treatment.

The Water Treatment Service Provider is responsible for providing the BTS Contract Officer and Responsible Manager with advice and guidance on items applicable to the housing stock in order to ensure full compliance with current regulation.

The Water Treatment Service Provider has responsibility for carrying out routine cleaning and disinfection of relevant plant, equipment and facilities, or confirming that this has been carried out satisfactorily by others.

The Water Treatment Service Provider will carry out routine tasks such as monthly temperature recording and flushing of little used outlets. The Water Treatment Service Provider will record these findings and submit records to the BTS Contract Officer.

The Water Treatment Service Provider will meet with the BTS Contract Officer, or representative, on a quarterly basis to discuss contract progress, any on site issues and to advise on current compliancy.

The Water Treatment Service Provider will liaise with the BTS Contract Officer to ensure a robust Emergency Action Plan is in place should a diagnosis of Legionella be reported involving a tenant, resident or Luton Council staff member. The Water Treatment Service Provider will provide a 24 hour, 365 day service in the event of BTS instigating the

Emergency Action Plan. The Water Treatment Service Provider will take comprehensive action to ensure all appropriate policies, procedures and protocol is followed to safeguard tenants, residents and Luton Council staff members as would be expected by regulation and HSE guidance. This would involve immediate and appropriate sampling, pasteurisation, chlorination or temporary decommission of plant, services or supplies.

The Water Treatment Service Provider must be either part of Water Management Society or Legionella Control Association and hold a valid WRAS and Legionella Treatment certificate.

The Water Treatment Service Provider awarded to this contract may be invited to tender for additional works via a Further Competition process, including Further Competition tenders from other lots that have a water hygiene/treatment element. Likewise, suppliers on other lots may be invited to tender for works associated with this lot. These further competition tenders may require completion and return within 2 weeks.

#### **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: £2,000,000

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

#### **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 IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Open procedure

#### IV.1.6) Information about electronic auction

An electronic auction will be used

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

Date

13 January 2026

Local time

12:05am

#### 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

Tender must be valid until: 17 July 2023

#### IV.2.7) Conditions for opening of tenders

Date

20 March 2023

Local time

9:00am

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of Justice

London

Country

United Kingdom