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Tender

Responsive Repairs and Void Works Framework

IRWELL VALLEY HOUSING ASSOCIATION LIMITED

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

Notice identifier: 2026/S 000-003691

Procurement identifier (OCID): ocds-h6vhtk-05fd5a

Published 16 January 2026, 8:39am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Added more detail to descriptions

Scope

Description

Irwell Valley Homes (IVH) is seeking to establish an open framework for the provision of repairs and maintenance services in property owned, controlled or occupied by IVH. IVH

provides a wide range of inhouse maintenance and repair services but also requires a reliable supplier network to support the IVH repairs team.

The Framework will have one (1) Lot, with options to add further Lots in the future.

Lot 1 - Responsive Repairs and Void Works

Responsive Repairs - Day to Day Responsive Repairs including Emergency Work arising during the normal working hours of the day

Void Works - Any repairs, renewals, reinstatement, replacement, internal redecoration, upgrading, cleaning and clearing out ordered in accordance with the provisions of the Contract arising as a result of a change of tenancy. IVH will carry out "Void Property Inspections". This means inspection of the Void Property to establish what Works are required. Once scoped and priced the Work would then be passed to the Supplier to complete with a target completion date.

The framework will appoint three contractors to deliver services over a two (2) year term, with an optional one (1) year extension, with options to re-open annually. Any decision regarding the re-opening of the framework remains entirely at the discretion of IVH and will be exercised in accordance with its strategic and operational requirements which may change during the initial set term of the framework.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £3,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 April 2026 to 12 April 2028
- Possible extension to 12 April 2029
- 3 years

Description of possible extension:

Optional 1 year extension

Main procurement category

Services

CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKD3 - Greater Manchester

Framework

Open framework scheme end date (estimated)

13 April 2029

Maximum number of suppliers

3

Maximum percentage fee charged to suppliers

0%

Framework operation description

This tender is an opportunity to submit a discounted percentage rate against M3NHF Schedule of Rates (SORs) (version 8) which will be fixed for the duration of the contract.

The framework will appoint three contractors to deliver services over a two-year term, with an optional one-year extension, with options to re-open annually. Any decision regarding the re-opening of the framework remains entirely at the discretion of IVH and will be exercised in accordance with its strategic and operational requirements which may change during the initial set term of the framework.

If the framework is reopened, any new suppliers will follow the same process detailed in the Procurement Specific Questionnaire and ITT. Existing suppliers on the framework can choose to submit a new tender to be assessed or maintain the assessment score from their previous submission.

IVH reserves the right to appoint a replacement contractor(s) in the event of the contractor(s) initially being appointed withdrawing from the Framework, or in the event that IVH terminates the agreement with the contractor(s) initially appointed. If a contractor is withdrawn, the next highest scoring bidder will be contacted with a view to them being appointed as a replacement contractor.

Framework allocation will be based on ranking:

- 1st place: approx. 50% of total value
- 2nd place: approx. 40%
- 3rd place: approx. 10%

All allocations, including ranking, remain subject to performance monitoring and compliance with agreed KPIs.

Contractors will be evaluated throughout the duration of the contract, and IVH reserves the right to re-allocate percentages to other contractors on the framework if the contractor fails to meet KPI / SLA targets for 2 successive months.

IVH intends to call off under this framework by issuing work orders via our Housing Management system, Contractor Portal or by email. As such, the framework terms and conditions will apply to each work order issued.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

19 January 2026, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

9 February 2026, 11:59pm

Submission address and any special instructions

<https://in-tendhost.co.uk/irwellvalley/aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

10 April 2026

Award criteria

Name	Description	Type
Simple description	40% Price 30% Quality 30% Interview/Presentation	Price

Weighting description

40% Price

30% Quality

30% Interview/Presentation

Other information

Description of risks to contract performance

IVH may exercise the following options while the contract is valid:

Suppliers may deliver additional services/works or location that are in keeping with the nature of the contract for presently unknown variables, such as:

- > to support other departments within IVH
- > to help to meet carbon net zero objectives
- > supporting any incoming or new regulatory and legislative changes
- > in cases of urgency
- > in cases of an alternative contract failure or termination
- > in cases of IVH staff absence or illness

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Invitation to Participate: Procurement Specific Questionnaire - This includes conditions of participation which suppliers must meet in order to proceed to the next stage of the procurement process

Stage 2: (Part 1) - Invitation to Submit a Tender - This includes an assessment of all tenders (Quality and Price) in order to identify the Supplier which has submitted the most advantageous tender in accordance with the assessment methodology and award criteria set out in the Tender Notice and described in the Invitation to Tender.

Stage 2: (Part 2) - Inviting a maximum of six (6) of the highest scoring bidders to deliver presentations. The scores obtained at Stage 2 (Part 2) will be combined with those obtained at Stage 2 (Part 1) to produce an overall score out of 100%

This stage has been introduced to reduce the barriers that SMEs face when bidding for contracts. This stage gives the opportunity for bidders to enhance their written responses.

Only suppliers who would benefit from the scores in Stage 2 (Part 2) will be invited to take part.

Documents

Associated tender documents

<https://in-tendhost.co.uk/irwellvalley/aspx/Home>

Documents are available through the In-Tend portal

Contracting authority

IRWELL VALLEY HOUSING ASSOCIATION LIMITED

- Companies House: IP20684R

1st floor Soapworks, Colgate Lane

Salford

M5 3LZ

United Kingdom

Email: supplychain@irwellvalley.co.uk

Region: UKD34 - Greater Manchester South West

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)