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Contract

Brighter Places Repairs and Voids Contract

Brighter Places

F03: Contract award notice

Notice identifier: 2025/S 000-003755

Procurement identifier (OCID): ocds-h6vhtk-045602

Published 5 February 2025, 9:16am

Section I: Contracting authority

I.1) Name and addresses

Brighter Places

Eden House, 10 Eastgate Office Park, Eastgate Road, Eastville,

Bristol

BS5 6XX

Contact

Sharon Hunt

Email

sharon@echelonconsultancy.co.uk

Telephone

+44 01707339800

Country

United Kingdom

Region code

UK - United Kingdom

National registration number

5345282

Internet address(es)

Main address

<https://www.brighterplaces.co.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Brighter Places Repairs and Voids Contract

Reference number

ECH1304

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Brighter Places sought expressions of interest from suitably skilled and experienced Suppliers to deliver Repairs and Voids work across its stock in Bristol and the surrounding areas, consisting of approximately 3,600 properties.

There will be an option to deliver minor planned works and component replacement work as and when the existing contracts covering these expire and retrofit work from 2027.

The Contract will be for a total of 15 years, with an initial period of 10 years, followed by a potential 5 year extension.

The Contracts seek to offer the benefits of best practice in contract delivery and collaborative working practices for Brighter Places

Full details of the requirements and instructions were included in the procurement and tender documents.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £93,750,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 09300000 - Electricity, heating, solar and nuclear energy
- 09331000 - Solar panels
- 09332000 - Solar installation
- 44112600 - Sound insulation
- 45211310 - Bathrooms construction work
- 45261920 - Roof maintenance work
- 45262100 - Scaffolding work
- 45262650 - Cladding works
- 45262660 - Asbestos-removal work
- 45310000 - Electrical installation work
- 45321000 - Thermal insulation work
- 45323000 - Sound insulation work
- 45330000 - Plumbing and sanitary works
- 45331210 - Ventilation installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45422000 - Carpentry installation work
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work

- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

Main site or place of performance

Bristol

II.2.4) Description of the procurement

Brighter Places sought expressions of interest from suitably skilled and experienced Suppliers to deliver Repairs and Voids work across its stock in Bristol and the surrounding areas, consisting of approximately 3,600 properties.

There will be an option to deliver minor planned works and component replacements as and when the existing contracts covering these expire.

Brighter Places also sought to procure Gas and Electrical Compliance Contracts through a separate procurement process, which followed in late June.

The Contract will be for a total of 15 years, with an initial period of 10 years, followed by a potential 5 year extension.

The Contracts seek to offer the benefits of best practice in contract delivery and collaborative working practices for Brighter Places

Brighter Places followed a three stage Competitive Dialogue procurement process in accordance with the Public Contract Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selection Questionnaire and its associated appendices. Following evaluation of submitted SQ's, Brighter Places anticipated shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, Brighter Places anticipated shortlisting three bidders to be invited to participate in Competitive Dialogue and submit Final Tenders. Following evaluation of Final Tenders, Brighter

Places intended to award to a single contractor.

Full details of the requirements and instructions are included in the procurement and tender documents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

There is an option to include planned works, component replacement and retrofit work

There is an option to extend the contract after the initial 10 year term, for a further 5 years.

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.2.14) Additional information

Prospective bidders should note that TUPE will apply to the contract; prospective bidders are advised to seek their own independent advice about the implications of TUPE.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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: [2024/S 000-013854](#)

Section V. Award of contract

Contract No

1

Title

Brighter Places Repairs and Voids Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 January 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 3

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Ian Williams Limited

Quarry Road, Chipping Sodbury

Bristol

BS37 6JL

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

879464

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £93,750,000

Section VI. Complementary information

VI.3) Additional information

Brighter Places reserved the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process.

Brighter Places also reserved the right not to award the contract.

Neither Brighter Places, Echelon nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

All Contract Values shown are INCLUSIVE of VAT

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom