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Tender

Framework for Repairs and Maintenance to Domestic Vacant Properties

Cardiff Council

F02: Contract notice

Notice identifier: 2025/S 000-005715

Procurement identifier (OCID): ocids-h6vhtk-04e39f

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Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Contact

Beverley Davies

Email

bmfw@cardiff.gov.uk

Telephone

+44 2920873732

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

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

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://supplierlive.proactisp2p.com/Account/Login#>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/Account/Login#>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Framework for Repairs and Maintenance to Domestic Vacant Properties

Reference number

ERFX1008590

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The domestic property portfolio of the Council comprises a mixture of social housing approximately 14318 properties in number and other properties. The domestic property portfolio consists of

Houses

Bungalows

Low Rise Blocks of Flats

High Rise Blocks of Flats

Sheltered Accommodation

Supported Accommodation Hostels

Traveller Sites

Maintenance of these properties is undertaken by the Council via a mixture of in house provision and external contractors.

Dwellings will vary in age and condition and bidders are advised to make due allowance for this.

This tender process is in relation to repairs and maintenance to domestic vacant properties.

The Council has a small in house workforce delivering repairs and maintenance to domestic vacant properties which is supported by a pool of small external contractors. This framework would be in addition to the above.

The Council is seeking to appoint 2 Contractors to deliver the work across all areas of the City with Contractor 1 delivering a larger portion of the work approximately two thirds than Contractor 2 approximately one third. The total estimated annual value of the work under this framework is 5.5m and based on this value, Contractor 1 would be awarded work valued at approximately 3.7m per annum and Contractor 2 would be awarded work valued at approximately 1.8m per annum. The Voids Team will manage the allocation of works to this effect. It should be noted that the estimated values are indicative only, and may change dependant on demand and budget.

The Contract period will be 2 years from 1st January 2026, with the option to extend for up to a further 2 years.

In the event that the Council decides to source works through the Framework Agreement, then it will do so in accordance with the contract terms and conditions, i.e. the Framework Agreement and relevant schedules and appendices to the same that will form part of the ITT. These contract terms and conditions will provide that the Council will source its requirements in accordance with the following approach:

The Council will award the order on a rotational basis for each category of void works as follows: 2 to Contractor 1, 1 to Contractor 2, then 2 to Contractor 1, 1 to Contractor 2, and so on unless in the event there are capacity or non performance issues, then the Council may skip the contractor with capacity or non-performance issues in the rotation.

The Council reserves the right to deliver the works in house or to purchase from any Contractor outside of this Framework.

Description of Works and Priority Categories

This work will generally comprise of work in unoccupied properties and occasionally garage sites and Supported Accommodation hostels.

Work is generally instigated at the request of the Employer Void Management Unit.

Predominantly this will be multiple activity work. However, on occasion it may be singular activity work such as electrical gas checks or changing of locks etc.

There are six main categories priorities of work

Urgent Quick Turnaround Urgent QT

Completion within 5 working days

Minor Works Quick Turnaround QT Minor Works

Completion within 7 working days.

Pre works

Completion within 5 working days

Minor Works

Completion within 13 working days

Major Works

Completion within 30 working days

Extensive Major Works

Completion within 50 working days

Bidders should allow for Welfare facilities, site set up, mobilisation, hoardings and signage provision within their tendered rates.

II.1.5) Estimated total value

Value excluding VAT: £22,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services

- 45421110 - Installation of door and window frames
- 45421100 - Installation of doors and windows and related components
- 44221100 - Windows
- 44221000 - Windows, doors and related items
- 44221200 - Doors
- 98395000 - Locksmith services
- 42512510 - Dampers
- 50222100 - Repair and maintenance services of dampers
- 39000000 - Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products
- 39141000 - Kitchen furniture and equipment
- 39220000 - Kitchen equipment, household and domestic items and catering supplies
- 39221000 - Kitchen equipment
- 39221100 - Kitchenware
- 45432114 - Wood flooring work
- 44112210 - Solid flooring
- 45441000 - Glazing work
- 45440000 - Painting and glazing work
- 45320000 - Insulation work
- 45453100 - Refurbishment work
- 44230000 - Builders' carpentry
- 45422000 - Carpentry installation work
- 45421000 - Joinery work
- 44220000 - Builders' joinery
- 45442100 - Painting work
- 45451000 - Decoration work

- 44112300 - Partitions
- 45410000 - Plastering work
- 45431000 - Tiling work
- 44112500 - Roofing materials
- 44212310 - Scaffolding
- 45262100 - Scaffolding work
- 45262680 - Welding
- 42660000 - Soldering, brazing and welding tools, surface tempering and hot-spraying machines and equipment
- 45262700 - Building alteration work
- 44113330 - Coating materials
- 45261420 - Waterproofing work
- 45232452 - Drainage works
- 43324000 - Drainage equipment
- 34928200 - Fences
- 44114000 - Concrete
- 44113100 - Paving materials
- 43312300 - Paving machinery
- 45111100 - Demolition work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 42160000 - Boiler installations
- 39715200 - Heating equipment
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 45330000 - Plumbing and sanitary works
- 44115500 - Sprinkler systems
- 45343230 - Sprinkler systems installation work

- 90915000 - Furnace and chimney cleaning services
- 31625000 - Burglar and fire alarms
- 24951230 - Fire-extinguisher charges
- 24951220 - Fire-extinguisher agents
- 39531000 - Carpets
- 39530000 - Carpets, mats and rugs

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

II.2.4) Description of the procurement

The scope of the work may include (but not be limited to) to following:

Asbestos Removal / Disposal

Asbestos testing, sampling & surveys

PVCu Windows / Doors fabrication & installation

Window / Doors fabrication & installation

Locksmiths

Damp-proofing / Specialist Treatment

Fitted Furniture & Kitchens

Flooring

Glazing

Insulation

Internal Refurbishment Packages

Carpentry & Joinery Services

Masonry & Bricklaying

Minor Repairs / Redecorations to Vacant Dwellings

Painting & Decorating

Partitions / Interior Fitting out

Plastering / Tiling / Interior Finishing

Pointing Specialists

Wall Tie Replacement Services

Window / Door Repair & Maintenance

Noise Insulation

Roofing

Scaffolding

Metal Fabrication Services

Specialist Welding / Structural Work Repair Services

General Alterations

Textured Coatings Services

Waterproofing Services

Drainage (cleaning / clearing / repairing / moving manholes etc.)

Fencing

Concrete and Paving

Environmental Cleaning

Grounds Maintenance Clearance

Demolition & Clearance – hazardous / biological contaminated waste / sharps.

Demolition & Clearance

Screening / Security of Voids

Shutter / Sliding Doors

Boiler Installation & Maintenance

Electrician Services

Gas Fired Central Heating

Heating, ventilation & Flue Lining Services

Plumbing Installation / Maintenance

Testing Services (PAT testing / Electrical Testing / Dry-Riser Testing)

Electrical Engineering & Lightning Protection

Domestic rewiring

Sprinkler (Inc. fire extinguisher maintenance)

External Wall Insulation

Chimney Sweeps

Landscaping

Specialist Structural Services

Fire Safety Works

Carpets

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

possible extension for a additional 2 years

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

Envisaged number of candidates: 10

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

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

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 2

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

21 March 2025

Local time

12:00pm

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

14 April 2025

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

English, Welsh

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

Tender must be valid until: 31 December 2025

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Please refer to the tender documents that can be found on the Proactis Portal under reference ERFX1008590.

<https://supplierlive.proactisp2p.com/account/login>

The Council reserves the right to appoint a replacement contractor in the event of either the Contractors initially being appointed withdrawing from the Framework Agreement, or in the event that the Council terminates the agreement with either of the Contractors initially appointed.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=147678.

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal (www.sell2wales.gov.wales) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

A Community Benefits Question will be inserted as part of the quality questions.

(WA Ref:147678)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom