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Tender

## **Responsive Repairs and Maintenance Contractor Framework**

Open Solutions (OSUK) Ltd and Halton Housing

F02: Contract notice

Notice identifier: 2025/S 000-006721

Procurement identifier (OCID): ocids-h6vhtk-04e676

Published 21 February 2025, 1:05pm

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

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

Open Solutions (OSUK) Ltd and Halton Housing

Waterfront Point

Widnes

WA8 0TD

#### **Email**

[tenders@cirruspurchasing.co.uk](mailto:tenders@cirruspurchasing.co.uk)

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

#### **Companies House**

08277732

**Internet address(es)**

Main address

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

Buyer's address

<https://www.open-solutions.co.uk/>

**I.3) Communication**

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

<https://www.delta-esourcing.com/respond/5VHC47JC3Y>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/respond/5VHC47JC3Y>

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

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Responsive Repairs and Maintenance Contractor Framework

**II.1.2) Main CPV code**

- 50000000 - Repair and maintenance services

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

Services

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

OSUK is seeking bids to establish a framework of contractors to maintain properties across their property portfolio.

At present Open Solutions (OSUK) Limited manage and maintain 30 schemes of over 400 properties with varying requirements. A heat map of existing properties can be found within the Supporting Information folder provided with this tender.

A range of services are required including but not limited to;

- Electrical repairs
- Electrical Installation Condition Reports
- Communal door repairs and maintenance
- General repairs and maintenance
- Joinery repairs
- Gutter cleaning and gutter repairs
- Plastering

As part of Halton Housing, Open Solutions (OSUK) Limited is guided by the same values. This procurement exercise is being led by Open Solutions (OSUK) Limited for itself and on behalf of the other members of Halton Housing.

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

Value excluding VAT: £2,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Electrical - Halton & Cheshire

Lot No

1a

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

- 50711000 - Repair and maintenance services of electrical building installations

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

NUTS codes

- UKD - North West (England)

Main site or place of performance

Halton & Cheshire (including Runcorn, Widnes and Warrington)

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

Electrical responsive repairs and maintenance including, but not limited to:

- General electrical repairs and maintenance
- Electrical installation condition reports
- Portable Appliance Testing
- Appliance repairs
- Communal doors repairs and maintenance

### **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**

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

This framework will be renewed subject to the needs of OSUK and Halton Housing

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

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

## **II.2) Description**

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

Electrical - Greater Manchester

Lot No

1b

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

- 50711000 - Repair and maintenance services of electrical building installations

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

NUTS codes

- UKD - North West (England)

Main site or place of performance

Greater Manchester (including Rochdale, Preston and Stockport)

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

Electrical responsive repairs and maintenance including, but not limited to:

- General electrical repairs and maintenance
- Electrical installation condition reports
- Portable Appliance Testing
- Appliance repairs
- Communal doors repairs and maintenance

#### **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**

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

This framework will be renewed subject to the needs of OSUK and Halton Housing

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

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

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

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

Electrical - Yorkshire

Lot No

1c

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

- 50711000 - Repair and maintenance services of electrical building installations

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

NUTS codes

- UKE - Yorkshire and the Humber

Main site or place of performance

Yorkshire

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

Electrical responsive repairs and maintenance including, but not limited to:

- General electrical repairs and maintenance
- Electrical installation condition reports
- Portable Appliance Testing
- Appliance repairs
- Communal doors repairs and maintenance

### **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**

Duration in months

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This contract is subject to renewal

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Description of renewals

This framework will be renewed subject to the needs of OSUK and Halton Housing

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

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

## **II.2) Description**

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

General - Halton & Cheshire

Lot No

2a

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKD - North West (England)

Main site or place of performance

Halton & Cheshire (including Runcorn, Widnes and Warrington)

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



Responsive repairs and maintenance services including, but not limited to:

- General repairs and maintenance
- Joinery repairs
- Gutter cleaning and gutter repairs
- Plastering

#### **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**

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

This framework will be renewed subject to the needs of OSUK and Halton Housing

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

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

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

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

General - Greater Manchester

Lot No

2b

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKD - North West (England)

Main site or place of performance

Greater Manchester (including Rochdale, Preston and Stockport)

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

Responsive repairs and maintenance services including, but not limited to:

- General repairs and maintenance
- Joinery repairs
- Gutter cleaning and gutter repairs
- Plastering

### **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**

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

This framework will be renewed subject to the needs of OSUK and Halton Housing

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

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

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

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

General - Yorkshire

Lot No

2c

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKE - Yorkshire and the Humber

Main site or place of performance

Yorkshire

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

Responsive repairs and maintenance services including, but not limited to:

- General repairs and maintenance

- Joinery repairs
- Gutter cleaning and gutter repairs
- Plastering

#### **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**

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This contract is subject to renewal

Yes

Description of renewals

This framework will be renewed subject to the needs of OSUK and Halton Housing

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

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Any supplier may be disqualified who has been convicted of:

(a) conspiracy within the meaning of Section 1 or 1A of the Criminal Law Act 1977(a) or article 9 or 9A of the Criminal Attempts and Conspiracy (Northern Ireland) Order 1983(b) where that conspiracy relates to participation in a criminal organisation as defined in Article 2 of Council Framework Decision 2008/841/JHA on the fight against organised crime(c);

(b) corruption within the meaning of Section 1(2) of the Public Bodies Corrupt Practices Act 1889(d) or Section 1 of the Prevention of Corruption Act 1906(e),

(c) the common law offence of bribery;

(d) bribery within the meaning of Sections 1, 2 or 6 of the Bribery Act 2010(f), or Section 113 of the Representation of the People Act 1983(g);

(e) where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities(h);

(i) the common law offence of cheating the Revenue;

(ii) the common law offence of conspiracy to defraud;

(iii) fraud or theft within the meaning of the Theft Act 1968(i), the Theft Act (Northern Ireland) 1969(j), the Theft Act 1978(k) or the Theft (Northern Ireland) Order 1978(l);

(iv) fraudulent trading within the meaning of Section 458 of the Companies Act 1985(m), Article 451 of the Companies (Northern Ireland) Order 1986(n) or Section 993 of the Companies Act 2006(o);

(v) fraudulent evasion within the meaning of Section 170 of the Customs and Excise Management Act 1979(p) or Section 72 of the Value-Added Tax Act 1994(q);

(vi) an offence in connection with taxation in the European Union within the meaning of

Section 71 of the Criminal Justice Act 1993(r);

(vii) destroying, defacing or concealing of documents or procuring the execution of a valuable security within the meaning of Section 20 of the Theft Act 1968(s) or Section 19 of the Theft Act (Northern Ireland) 1969(t);

(viii) fraud within the meaning of Section 2, 3 or 4 of the Fraud Act 2006(u); or

(ix) the possession of articles for use in frauds within the meaning of Section 6 of the Fraud Act 2006, or the making, adapting, supplying or offering to supply articles for use in frauds within the meaning of Section 7 of that Act;

(f) any offence listed:

(i) in Section 41 of the Counter Terrorism Act 2008(a); or

(ii) in Schedule 2 to that act where the court has determined that there is a terrorist connection;

(g) any offence under Sections 44 to 46 of the Serious Crime Act 2007(b) which relates to an offence covered by subparagraph (f);

(h) money laundering within the meaning of Sections 340(11) and 415 of the Proceeds of Crime Act 2002(c);

(i) an offence in connection with the proceeds of criminal conduct within the meaning of Section 93A, 93B or 93C of the Criminal Justice Act 1988(d) or Article 45, 46 or 47 of the Proceeds of Crime (Northern Ireland) Order 1996(e);

(j) an offence under Section 4 of the Asylum and Immigration (Treatment of Claimants, etc. Act 2004(f));

(k) an offence under Section 59A of the Sexual Offences Act 2003(g);

(l) an offence under Section 71 of the Coroners and Justice Act 2009(h);

(m) an offence in connection with the proceeds of drug trafficking within the meaning of Section 49, 50 or 51 of the Drug Trafficking Act 1994(i); or

(n) any other offence within the meaning of Article 57(1) of the Public Contracts Directive:

(i) as defined by the law of any jurisdiction outside England and Wales and Northern Ireland; or

(ii) created, after the day on which these regulations were made, in the law of England and Wales or Northern Ireland.

### **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**

Open 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: 15

#### **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

4 April 2025

Local time

12:00pm

#### **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: 3 (from the date stated for receipt of tender)

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

Date

4 April 2025

Local time

12:05pm



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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2029

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

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

Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

This tender process will incorporate a minimum 10 calendar day standstill period at the point information on the award is communicated to tenderers.

Appeals can be directly raised via the contact points detailed in section VI.4.1 of this Contract Notice.

The Public Contracts Regulations 2015 #102 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).