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Not applicable

Housing, Neighbourhood and Building Services - Repairs & Maintenance, Gas Servicing & Repair and Fire Safety Compliance Services Delivery Lotting Options Appraisal 2025

Portsmouth City Council

F14: Notice for changes or additional information

Notice identifier: 2025/S 000-012008

Procurement identifier (OCID): ocds-h6vhtk-04e68a

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Section I: Contracting authority/entity

I.1) Name and addresses

Portsmouth City Council

Civic Offices

PORTSMOUTH

PO12AL

Contact

Procurement Service

Email

procurement@portsmouthcc.gov.uk

Telephone

+44 2392688235

Country

United Kingdom

Region code

UKJ31 - Portsmouth

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.portsmouth.gov.uk/services/business/procurement/contract-opportunities-with-us/>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Housing, Neighbourhood and Building Services - Repairs & Maintenance, Gas Servicing & Repair and Fire Safety Compliance Services Delivery Lotting Options Appraisal 2025

Reference number

P00005075

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

Portsmouth City Council (the 'Council') is undertaking a further Soft Market Testing (SMT) exercise following cabinet approval to outsource the Repairs & Maintenance and Gas Servicing and Repairs across the Council's managed building assets.

The Council previously published a Prior Information Notice (PIN) under -Housing, Neighbourhood and Building Services - Repairs & Maintenance and Gas Servicing & Repair Delivery Options Appraisal, Portsmouth - <https://www.find-tender.service.gov.uk/Notice/032496-2024?origin=SearchResults&p=1>

The Council is responsible for managing a portfolio of properties that require regular repairs and maintenance, along with gas servicing to ensure safety, compliance, and efficiency to Council properties.

The Council have published a PIN and subsequent associated documents under the current Public Contract Regulations 2015. However, the subsequent formal procurement will look to commence from the end of May 2025/early June 2025, at which point the forthcoming Procurement Act 2023 will have come into force legally.

The Council's further options appraisal will assess market capacity, capability, and interest in delivering the required services under 4 lots, the current proposed structure of which is as follows. The options appraisal will place a particular focus on the structure of Lots 2 and 4 below -

- Lot 1 - Repairs and Maintenance On-Island (Lot1A) and Repairs and Maintenance Off-Island (Lot 1B) (this is one lot with two separate contract awards to different suppliers) - estimated annual value from £14M to £18M per supplier, total value both suppliers of around £36M
- Lot 2 - Repairs and Maintenance Corporate Assets - estimated annual value from £400k to £600k
- Lot 3 - Gas Servicing and Repair - estimated annual value from £4M to £5M
- Lot 4 - Fire Safety Compliance Services - estimated annual value from £500k to £1M

The income figures included on the lots above are based on current known anticipated demands. The Council are reviewing the implications of the devolution process to Portsmouth and the wider Authorities and will look to future proof to any subsequent procurement process to include impacts in relation to economic development, supplier diversity and regulatory compliance. This will encompass considerations of the geographical location, scope of service, and value of the opportunity.

For full details of the Council's formal report and associated appendices in seeking cabinet approval to continue with an outsourcing solution can be found using the following link -

<https://democracy.portsmouth.gov.uk/ielIssueDetails.aspx?IId=31340&PlanId=0&Opt=3#A125498>

To assist interested suppliers in understanding the proposed lotting options, the Council will be running a Microsoft Teams event on Wednesday 5th March 2025 at 15:00.

Suppliers are encouraged but not obliged to complete an online survey. Completing the survey will help the Council to structure the lots and scope of service to allow the optimal means for suppliers, including SMEs, to participate in the subsequent procurement.

For detail on how to access the survey suppliers should register on the Councils e-sourcing platform, Intend - <https://in-tendhost.co.uk/portsmouthcc.aspx/home>

The Council are requesting the survey is completed by Wednesday 19th March 2025 by 12:00, any responses after this deadline may not be considered in the soft market testing report.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2025/S 000-006741](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

IV.3

Read

Text

Duty To Consult

To ensure compliance with new regulations, such as the Social Housing Act 2023 and the Building Safety Act 2022, the Council are working to improve how the repairs service reports to the Regulator while also increasing funding for urgent safety actions. To this extent the Council have a duty to consult with residents in relation to the current service and when considering any potential efficiency and investment into the current property portfolio.

The Council conducted a resident survey in 2024, and following engagement with resident repairs focus groups to understand views on the current repair service, the Council is seeking further feedback from all tenants in relation to proposed changes in the scope of the services.

The Council are engaging with residents on the following core proposals -

- Out of hours emergency repairs only
- Repair categories and timescales
- Portsmouth homes and tenant repair responsibilities
- Management of voids

Further information in relation to the current survey can be found using the link below -

<https://www.portsmouth.gov.uk/services/housing/council-tenants-and-leaseholders/repairs-service-consultation/>

Suppliers will be able to access the Void Management policy consultation information and the Repairs and Maintenance policy consultation information.

Suppliers are requested not to click on the link to complete the survey as this is for residents only at this stage. Upon completion of the survey, the information will be collated and shared with suppliers to see the likely amendments to the current scope of services under the existing contracts.