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Planning

Supply Partner (Building Materials and associated Services and Supplies)

Caerphilly County Borough Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

CCBC/PROC267/2025

Description

Caerphilly County Borough Council (the Council) will be seeking to contract with a forward thinking and innovative Supply Partner to support our Caerphilly Homes with the provision of Building Materials and associated Services and Supplies.

Caerphilly Homes is responsible for all the housing services delivered by the Council, managing a housing stock of over 10,600 rented homes together with supporting private

tenants, landlords and homeowners, with an ambitious house building programme where it is envisaged that 1000 new low carbon affordable homes will be delivered by 2033.

Caerphilly Homes has its own in-house workforce of over 200 multi-skilled trade personnel and includes the following disciplines:

Delivering Response Repairs.

Planned Programme of Major Refurbishments.

Vacant Properties (empty homes).

Upgrades and Statutory Servicing.

The above disciplines work in conjunction with our supply chain to support the transformation of our housing stock, which is a key theme in the Council's Regeneration Strategy, meeting the requirements as set out in the Welsh Housing Quality Standards (WHQS) and other local and national strategies and initiatives.

The original WHQS programme was introduced in 2002, with the purpose of improving the quality of social homes in Wales. Welsh Government continues to drive and increase the standards of existing social housing by setting a demanding set of standards, which all social landlords in Wales are legally obliged to meet. The improved 2023 WHQS, brought changes including providing flooring throughout all newly rented properties, ensuring adequate outside space and ensuring that all homes are fit for human habitation.

To ensure Caerphilly Home continue to meet the WHQS targets there is a need for the Council to contract with a forward-thinking and innovative organisation, that has the drive and determination to meet aims and objectives of Caerphilly Homes and Welsh Government's WHQS targets. The existing contract is due to expire on 31 March 2026 and the Council is seeking to develop a long-term strategic relationship with a dedicated supply chain, to support Caerphilly Homes not only with meeting and maintaining the ambitious WHQS targets, but other local and national legislative requirements such as but not limited to, the Council's Corporate Plan Well-being Objectives, Decarbonisation Strategy and Action Plan, Net Zero Carbon 2050 Strategy, Renting Homes Wales and Community Benefits/ Social Value. Ensuring continuity of supply, being right first time and on time in full are integral to the service provision for Caerphilly Homes. Crucially the associated supply chains need to be efficient, effective, proactive and fluid.

Innovative approaches and planning through to the implementation of new and improved strategies, technologies, processes, and practices (in conjunction with the supply chain) to enhance efficiency, reduce costs (driving cost and efficiency savings), mitigate risks, and improve overall performance will be imperative, resulting in the creation of a platform of continuous improvement using modern day tools and techniques (including the use

technology and technological enhancements where appropriate) throughout the period of the contract. The successful organisation will be required to drive this ethos, ensuring a supply service that will support Caerphilly Homes with meeting all existing and future targets and initiatives.

One of the biggest challenges with the climate change emergency is the decarbonisation of our homes. Through its Optimised RetroFit Programme (ORP), Welsh Government has embarked on a significant programme of investment to make energy efficient improvements and install renewable energy in Wales social housing, working with registered social landlords and local authorities. In the Net Zero Carbon Budget plan (2021-2025), the government sets out three main routes for achieving decarbonisation of housing stock along these targets: Making households more energy efficient. Phasing out carbon and fossil fuel heat sources, cultural and behavioural change.

Additionally, WHQS sets out specifics in relation to the decarbonisation of social homes and aims to reduce carbon emissions from the Welsh housing stock and this contributes towards governmental climate change goals. To achieve these requirements and targets, the Council requires an organisation that will support and drive this agenda, actively seeking out new and improved products and acting as advisers to staff within Caerphilly Homes. The Council will be looking to the supply chain to bring social and economic benefits, assist in the Council's desire to reduce its carbon footprint and embed sustainable alternatives whilst providing job opportunities.

The Council's Corporate Plan and Well-being Objectives clearly demonstrates our Council's commitment to prioritising social, economic and environmental well-being for the County Borough and our partners. The Council recognises that the way in which we manage our third party spend with our supply chain can make a significant contribution to this priority. Caerphilly Homes endeavours to engage with our communities to understand the impact of the decisions on their lives. It is an expectation for this contract that the successful organisation and the associated supply chain will be active and be integral by supporting the Council's well-being objectives and approach to wider social value initiatives, including but not limited to, local sourcing, generating local employment opportunities, training and apprenticeship opportunities, education and community initiatives and increasing awareness in relation to net zero and decarbonisation.

There is no doubt that WHQS and other key drivers for the Council will positively impact and change people's lives, it is a continuous journey, and one that Caerphilly Homes is committed to with the support of our workforce and supply chain. Proactive contract management by the Council and the successful organisation will be integral throughout the period of the contract to meet our aims and objectives.

Contract dates (estimated)

- 1 April 2026 to 31 March 2036
- Possible extension to 31 March 2041
- 15 years

Main procurement category

Goods

CPV classifications

- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)

Contract locations

- UKL16 - Gwent Valleys

Engagement

Engagement deadline

30 June 2025

Engagement process description

Prospective bidders are requested to express and register an interest in this opportunity by Wednesday 30 April 2025. The purpose of expressing and registering an interest in this opportunity is for the Council to assess market interest.

The Council are proposing to engage with those prospective bidders that express an interest by the above-mentioned date. The engagement may include individual or collective in-person events, meetings or via electronic means (e.g. email, Microsoft Teams). Further information on the proposed engagement process will be provided to all prospective bidders that express and formally register an interest during the period of pre-engagement process.

Expressions of Interest should be in writing and sent via email to: Ian Evans, Procurement and Information Governance Manager, evans1@caerphilly.gov.uk and also include on the same email: procurement@caerphilly.gov.uk

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

30 July 2025

Contracting authority

Caerphilly County Borough Council

- Public Procurement Organisation Number: PWHP-2369-JPYL

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Region: UKL16 - Gwent Valleys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales