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Planning

Pre-Market Engagement – Property Repairs and Responsive Maintenance Framework Agreement

Tai Tarian Ltd

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

Notice identifier: 2025/S 000-015141

Procurement identifier (OCID): ocids-h6vhtk-0502fa

Published 15 April 2025, 9:55am

Scope

Reference

001003

Description

This is a Pre-Market Engagement Notice issued by Tai Tarian to encourage contractors to register and bid for an anticipated Framework Agreement for Property Repairs and Responsive Maintenance.

Tai Tarian is a not-for-profit Registered Social Landlord that was set up in March 2011 to manage, maintain and improve over 9,000 properties spread throughout the Neath Port Talbot County Borough.

Tai Tarian is seeking to appoint multiple contractors to work alongside our in-house

maintenance team to deliver both in and out of hours services across a range of trades. It is anticipated that the Framework Agreement will be separated into Lots to support us in the delivery of our Property Repairs and Responsive Maintenance services, for a duration of up to 4 years.

The Framework Agreement will be based on National Housing Federation rates and associated documentation. It is anticipated that the annual value of the work will be in the region of 1m GBP, separated into Lots as set out below.

Tai Tarian is seeking to engage contractors with a proven record of delivering best practice on comparable contracts and who can work pro-actively with Tai Tarian.

It is anticipated that Lots will be developed from the separate trade workstreams.

The Lots being considered are:

- 1) Plumbing (excluding heating and hot water) - estimated annual value of 240k GBP
- 2) Electrical (including door entry systems and extractor fan replacements) - estimated annual value of 75k GBP
- 3) Carpentry (including fire door repairs) - estimated annual value of 70k GBP
- 4) Pest Control - estimated annual value of 80k GBP
- 5) Flooring - estimated annual value of 200k GBP
- 6) Externals - estimated annual value of 250k GBP
- 7) Roofing - estimated annual value of 60k GBP
- 8) Fabrication of metal gates, handrails and railings - estimated annual value 65k GBP

Interested suppliers should note that Lots are yet to be finalised, and the Framework will outline scope of works that we would expect suppliers to adhere to, however, a key purpose of the Framework is to ensure that we have a breadth of knowledge within the appointed suppliers, to meet the requirements of our organisation

Interested suppliers are invited to attend one of our 'Meet the Buyer' sessions, held Tuesday 6th May, Monday 12th May and Tuesday 13th May at Tai Tarian's head office, Ty Gwyn.

To register your interest in attending please email procurement@taitarian.co.uk

The deadline to register is 5pm Tuesday 29th April 2025.

The session will allow interested suppliers the opportunity to meet with Tai Tarian's representatives to gain an understanding of our requirements. In addition to this, Tai Tarian hopes that by providing this opportunity, suppliers can demonstrate what is currently possible in the market and to help shape our requirements moving forward.

For example, we are asking for interested contractors to tell us:

- What makes a contract attractive to them.
- What lot(s) would be of interest to them.
- Their experience of undertaking work in the specified workstreams/areas
- Lessons learnt from previous contracts.
- Why they want to work with Tai Tarian.
- Innovative ways of working (doing things differently).
- Opportunities to reduce the environmental impact of our contracts and material specification choices.

Please note that the 'Meet the Buyer' sessions will only be conducted on the days advised above and that time slots will be allocated on a first come first served basis. When all slots are filled, we will be unable to extend these sessions further.

Please note that recording an interest is voluntary and potential tenderers will not be advantaged or disadvantaged through participation in the 'Meet the Buyer' event and any discussions held will not form part of any formal tender process. Tai Tarian reserves the right to change its requirements prior to the Contract Notice being issued and this Pre-Market Engagement Notice does not commit Tai Tarian to undertake any procurement process.

It is anticipated that a Contract Notice will be published within the coming weeks.

Commercial tool

Establishes a framework

Total value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 30 September 2025 to 28 September 2029
- 3 years, 11 months, 29 days

Main procurement category

Works

CPV classifications

- 45330000 - Plumbing and sanitary works
- 45310000 - Electrical installation work
- 45420000 - Joinery and carpentry installation work
- 90922000 - Pest-control services
- 45430000 - Floor and wall covering work
- 45262520 - Bricklaying work
- 45233161 - Footpath construction work

- 45340000 - Fencing, railing and safety equipment installation work
- 45260000 - Roof works and other special trade construction works

Contract locations

- UKL17 - Bridgend and Neath Port Talbot
- UKL18 - Swansea

Engagement

Engagement deadline

30 May 2025

Engagement process description

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It is anticipated that a Contract Notice will be published within the coming weeks.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

30 June 2025

Contracting authority

Tai Tarian Ltd

- Companies House: IP031041

Ty Gwyn

Neath

SA11 2FP

United Kingdom

Contact name: Lisa Jones

Email: Procurement@taitarian.co.uk

Website: <http://www.taitarian.co.uk>

Region: UKL17 - Bridgend and Neath Port Talbot

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales