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Tender

# 1349 - Livin - Repairs, Maintenance, and Compliance

Livin Housing Ltd

UK4: Tender notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-016527

Procurement identifier (OCID): ocds-h6vhtk-050651

Published 23 April 2025, 2:01pm

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## Scope

#### Reference

1349

## **Description**

Livin Housing Ltd is a community-focused Registered Provider of social housing operating across County Durham and the wider North East. With a portfolio of approximately 8,500 homes, Livin's purpose is to improve lives through sustainable homes and places. This is reflected not only in its investment in property but in the strong emphasis placed on customer service, innovation, and social value throughout its operations. Livin is seeking to appoint a single, long-term delivery partner to provide a fully integrated suite of Housing Repairs, Maintenance, and Compliance Services. The aim is to establish a strategic partnership that goes beyond transactional delivery - one that supports Livin's long-term objectives around quality, efficiency, environmental sustainability, and customer experience. The scope of services includes: Responsive and emergency repairs Void property reinstatement Aids and adaptations Statutory compliance servicing and

remedials Planned maintenance and component renewals Retrofit and energy-efficiency measures (including PAS 2035-aligned works) Cyclical and preventative maintenance Associated general building and property-related works The contract is being tendered as a single lot and will be awarded under a modified TAC-1 (Term Alliance Contract) form. This reflects Livin's commitment to collaborative working and its desire to build a longterm, outcomes-focused relationship with its appointed contractor. The estimated annual value of the contract is £20 million, with a proposed term of 10 years, plus options to extend by a further five years (3+2), subject to performance and agreement. This procurement is being conducted under the Competitive Flexible Procedure (Procurement Act 2023), and is being administered by Echelon Consultancy on behalf of Livin Housing Ltd. At this stage of the process - the Conditions of Participation Stage (CoPS) - Livin is focused on assessing bidders' past experience and organisational suitability. Bidders are not expected to submit proposed solutions or commercial offers at this point. Detailed Term Briefs will be developed and shared during later stages of the procedure, including during the Initial Solution Stage (ISS) and Dialogue Phase. A soft-market testing exercise was undertaken, a previous notice was published regarding this with the unique identifier (ocds-h6vhtk-04c7b3). This information has been included in this section as the previous notice was published under previous procurement regulations so is unable to be officially linked

#### **Total value (estimated)**

- £200,000,000 excluding VAT
- £240,000,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 8 April 2026 to 8 April 2036
- 10 years, 1 day

#### **Options**

The right to additional purchases while the contract is valid.

After the initial 10 year term, there are two extension options included, the first for a further 3 years, then the second for a further two. This means there are a total of 5 years available in extensions which may be triggered at the sole discretion of Livin Housing Ltd subject to mutual agreement. The total term of this contract including extensions is therefore 15 years.

#### Main procurement category

Services

#### Additional procurement category

Works

#### **CPV** classifications

- 50700000 Repair and maintenance services of building installations
- 09331000 Solar panels
- 42161000 Hot-water boilers
- 42162000 Steam-generating boilers
- 42511110 Heat pumps
- 42533000 Parts of heat pumps
- 44620000 Central-heating radiators and boilers and parts
- 44621000 Radiators and boilers
- 44621200 Boilers
- 44621210 Water boilers
- 44621220 Central-heating boilers
- 44621221 Parts of central-heating boilers

- 45111100 Demolition work
- 45211000 Construction work for multi-dwelling buildings and individual houses
- 45211310 Bathrooms construction work
- 45211340 Multi-dwelling buildings construction work
- 45261900 Roof repair and maintenance work
- 45261910 Roof repair
- 45262690 Refurbishment of run-down buildings
- 45310000 Electrical installation work
- 45315000 Electrical installation work of heating and other electrical building-equipment
- 45317000 Other electrical installation work
- 45317100 Electrical installation work of pumping equipment
- 45421100 Installation of doors and windows and related components
- 45421130 Installation of doors and windows
- 45421151 Installation of fitted kitchens
- 45453000 Overhaul and refurbishment work
- 50531100 Repair and maintenance services of boilers
- 50531200 Gas appliance maintenance services
- 71251000 Architectural and building-surveying services
- 71630000 Technical inspection and testing services
- 71631000 Technical inspection services
- 79512000 Call centre
- 90650000 Asbestos removal services

#### **Contract locations**

• UKC - North East (England)

# **Participation**

### Legal and financial capacity conditions of participation

The estimated annual contract value is £20,000,000. To ensure financial stability and capacity, the Authority requires that bidders demonstrate an average annual turnover of at least £40,000,000 over the last two financial years. Please provide the following information: Your organisation's annual turnover for each of the last two financial years (clearly stating the financial year). Confirmation that your organisation meets the minimum turnover threshold of £40,000,000 per annum. Please note: If your organisation does not meet this requirement but is part of a wider group or intends to rely on the financial standing of a parent company or other entity, you may provide relevant details and evidence of support (e.g. parent company guarantees).

## Technical ability conditions of participation

Please confirm you hold the following organisational qualifications or standards, please provide details of how these are met, or other equivalent standards that equal or exceed what has been requested: - Cyber Essentials Plus

# **Submission**

## **Enquiry deadline**

13 May 2025, 5:05pm

Submission type				
Tenders				
Tender submission deadline				
23 May 2025, 12:00pm				
Submission address and any special instructions				
https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=93303&B=				
Tenders may be submitted electronically				
Yes				
Languages that may be used for submission				
English				
Award decision date (estimated)				
16 December 2025				
Recurring procurement				
Publication date of next tender notice (estimated): 24 April 2035				

# **Award criteria**

Name	Description	Туре	Weighting
Quality	During later stages of the tender quality will be worth 60%. During the initial Conditions of Participation Stage Quality will be worth 100% as there is no commercial submission required. Further detail and guidance is included in the procurement documents.	١	60%
Price	Price will have no overall weighting during the first stage of the tender as there is no commercial submission required. Beyond the initial Conditions of Participation Stage price will have 40% of the overall weighting. Further detail and guidance is included in the procurement documents.		40%

# Other information

# Conflicts assessment prepared/revised

Yes

#### **Procedure**

#### **Procedure type**

Competitive flexible procedure

#### Competitive flexible procedure description

This procurement is being conducted by Echelon Consultancy on behalf of Livin Housing Ltd, using a Competitive Flexible Procedure as set out under the Procurement Act 2023. The procedure is designed to provide flexibility while ensuring transparency, fairness, and value for money. The process comprises four stages: 1 - Conditions of Participation Stage (CoPS) Bidders will first be assessed against objective and proportionate conditions of participation in line with Section 21 of the Act. This includes assessment of exclusion grounds, financial standing, technical ability, and other suitability criteria. Only bidders who meet the required standards will proceed to the next stage. This stage of the tender is open to all who express an interest. 2 - Initial Solution Stage (ISS) Bidders passing the CoPS will be invited to submit initial proposals outlining their approach to meeting Livin Housing Ltd's requirements. This stage enables early engagement and helps shape the development of the final specification. Submissions will be evaluated and a shortlist of bidders will be selected for dialogue. It is envisaged that 6 Bidders will be invited to this stage. Livin Housing Ltd reserves the right to invite more. 3 - Dialogue Phase Shortlisted bidders will engage in a structured Dialogue Phase with Echelon Consultancy on behalf of Livin Housing Ltd. This collaborative stage allows for clarification, development, and refinement of proposed solutions. Dialogue will conclude once Livin Housing Ltd is satisfied that requirements are fully defined and capable of being met. It is envisaged that 3 Bidders are invited to Dialogue, however Livin Housing reserves the right to invite more. 4 - Final Tender Submission (FTS) Final tenders will then be invited from bidders remaining in the process. Submissions will be evaluated against the published award criteria, with the contract awarded to the Most Advantageous Tender, as defined under the Procurement Act 2023. It is envisaged the 3 Bidders will be invited to the FTS stage of this procurement. Livin Housing reserves the right to invite more.

## Contracting authority

# **Livin Housing Ltd**

• Public Procurement Organisation Number: PCDW-1745-RRBM

Farrell House, A2 Arlington Way

Spennymoor

DL16 6NL

**United Kingdom** 

Contact name: Joey Barron

Telephone: +44 1707339800

Email: joey@echelonconsultancy.co.uk

Website: <a href="https://www.livin.co.uk/">https://www.livin.co.uk/</a>

Region: UKC14 - Durham CC

Organisation type: Public authority - sub-central government