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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

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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 long-term, 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	Type	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.	Quality	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.	Price	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

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Region: UKC14 - Durham CC

Organisation type: Public authority - sub-central government