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Tender

WDC - Responsive repairs and Void maintenance

Warwick District Council

UK4: Tender notice - Procurement Act 2023 - view information about notice types
Notice identifier: 2025/S 000-016708
Procurement identifier (OCID): ocds-h6vhtk-0506cd
Published 24 April 2025, 10:54am

Scope

Reference

WDC22344

Description

Warwick District Council is procuring a new contract for responsive repairs and void maintenance via a competitive flexible procedure. The contract is responsive repairs reported by customers, repairs to void properties, in addition to other work streams identified in the scope of the contract. The aim is Improving services for repairs, voids, HHSRS, Damp and Mould, and Compliance are all part of the action plan agreed with the Regulator and are reflected in the term brief

It is, therefore, essential for WDC to:

• Ensure it can meet the Regulator for Social Housing's Consumer Standards

• Ensure contracts deliver a customer-focused, efficient, and effective service

• Fully comply with all statutory and compliance requirements relating to Building Safety

• Provide an effective service to address Legal Disrepair claims and Housing Health and Safety Rating System Hazards

• Put in place effective services to deal with Awaab's Law

• Appoint suitable contractors with experience and expertise in social housing repairs and maintenance to provide an effective value-for-money service to WDC

• Ensure its contracting arrangements are fit for the future and allow innovation to be optimised

Key objectives for this contract are:

• Mobilisation is achieved on time and to the specified requirements

• Ensure WDC can meet the Regulator for Social Housing's Consumer Standards for repairing and maintaining its housing stock

• Ensure that the new contract delivers customer-focused, efficient, and effective repairs, maintenance, and voids maintenance service

• Customer Satisfaction is met to an agreed standard

• Ensure this arrangement assists the Council to fully comply with all statutory and compliance requirements relating to Building Safety

• Provides a dedicated, targeted, and effective service to address Legal Disrepair claims and Housing Health and Safety Rating System Hazards

• Provides a highly effective service to deal with Damp and Mould cases in line with Awaab's Law

• Ensure the arrangement is fit for the future and allows innovation to be optimised

• Ensuring the contracted specification is delivered to the required standards

• Void repairs are not marginalised

• All workstreams are delivered within the agreed timescales specified in the Term Brief

• Ensure comprehensive documentation and record keeping and provide key evidence to demonstrate compliance to the regulator

Contract value is approximately £110 million (including extensions and future workstreams). Contract length is 15 years (5+5+5).

Total value (estimated)

- £110,000,000 excluding VAT
- £132,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 31 March 2041
- 15 years

Description of possible extension:

5 years plus 5 years. First period ending 31/03/2036, second extension period ending 31/03/2041

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work

- 45210000 - Building construction work

Contract locations

- UKG13 - Warwickshire

Submission

Enquiry deadline

22 May 2025, 1:00pm

Submission type

Tenders

Tender submission deadline

3 June 2025, 1:00pm

Submission address and any special instructions

submit PSQ responses to www.csw-jets.co.uk

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 October 2025

Award criteria

Name	Description	Type
Simple description	As per ITT documents: Quality 50% Price 40% Corporate Social Responsibility (CSR) 10%	Price

Weighting description

As per ITT documents:

Quality 50%

Price 40%

Corporate Social Responsibility (CSR) 10%

Other information

Payment terms

As per ITT documents.

Description of risks to contract performance

As per ITT documents

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Council has adopted a 2-stage Competitive Flexible Procedure. This means that only selected suppliers that have been successful within the Selection Stage of the 2-stage process will be invited to tender and be evaluated. The Council may choose to also utilise

negotiation phases following the submission of an initial tender return. Further information on the exact number and timings of these negotiations will be supplied following initial tender returns

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Documents

Documents to be provided after the tender notice

PSQ and draft ITT pack provided at first stage. On completion of the first stage an updated finalised ITT pack will be issued to shortlisted tenderers. All documents will be issued via the Electronic tendering portal, www.csw-jets.co.uk

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Contracting authority

Warwick District Council

- Public Procurement Organisation Number: PTRT-4122-VWQG

Town Hall, Parade

Leamington Spa

CV32 4AT

United Kingdom

Contact name: Jonathan Huxley

Email: procurement.purchasing@warwickdc.gov.uk

Website: http://www.warwickdc.gov.uk

Region: UKG13 - Warwickshire

Organisation type: Public authority - sub-central government