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Contract

Provision of Responsive Repairs and Maintenance Services and Planned Programme and Investment Works to Council Housing Stock

Birmingham City Council

F03: Contract award notice

Notice identifier: 2026/S 000-017785

Procurement identifier (OCID): ocds-h6vhtk-04b6f0

Published 27 February 2026, 11:06am

Section I: Contracting authority

I.1) Name and addresses

Birmingham City Council

Council House, 1 Victoria Square

Birmingham

B1 1BB

Contact

Commercial & Procurement Services

Email

etendering@birmingham.gov.uk

Country

United Kingdom

Region code

UKG31 - Birmingham

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.birmingham.gov.uk

Buyer's address

www.in-tendhost.co.uk/birminghamcc

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Responsive Repairs and Maintenance Services and Planned Programme and Investment Works to Council Housing Stock

Reference number

P2247

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Birmingham City Council is seeking to appoint four Contractors (one for each geographical Lot) for the provision of Responsive Repair & Maintenance Services, Planned Programme and Investment Work relating to the Council's housing stock.

The contract will be for a period of 10 years with the option to extend for one further period of five years.

The Council will be using the TAC-1 standard form of contract, which will contain a no-fault break clause provision. Pricing will be based on a 'price per' approach (PPP/ PPV/ PPGH), with a limited set of exclusions, a basket rates for planned works

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £2,984,425,425

II.2) Description

II.2.1) Title

East

Lot No

1

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Birmingham

II.2.4) Description of the procurement

The Council wishes to establish a Contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; planned maintenance and improvement programmes; repair and maintenance service to sundry servicing items; gas and heating installations; electrical testing; the potential of some retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations; inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support.

The scope of the gas and heating installations, servicing and maintenance workstream will include providing an annual service to all appliances, in line with the Council's statutory obligation.

The Call Management function will be carried out by the Council's in-house corporate contact centre function supported by Contractors with an out of hours service (call handling and carrying out emergency repairs). Contractors will be expected to work with the in-house service and interface with its systems to provide an effective repair reporting facility.

Core IT systems used by the Council are set out in the Contract Documents and associated appendices. Contractors will be required to utilise and/or integrate with the Council's systems fully.

The Council has established key performance indicators which the Contractor will be expected to consistently meet, with an emphasis on improving performance to enhance customer satisfaction.

The Contractor is expected to provide their own accommodation (depot, offices, stores, other) to facilitate delivery of the in-scope services and workstreams.

Under this contract the contractors and their supply chains will be required to actively participate in the achievement of the Contracting Authority's social, economic and environmental objectives. Accordingly, contract documents may relate to social, economic and environmental considerations

II.2.5) Award criteria

Quality criterion - Name: Quality criteria including Responsive Repairs, Voids, Planned Investment, Gas, Electrical & Sundry Servicing, ICT, Customer Focus, Mobilisation, Strategic Relationship, Route to Zero / Weighting: 55%

Quality criterion - Name: Social value criteria including qualitative and quantitative measures / Weighting: 15%

Cost criterion - Name: Commercial / Weighting: 30%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

North

Lot No

2

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
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Cost criterion - Name: Commercial / Weighting: 30%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

South

Lot No

3

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
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Quality criterion - Name: Social value criteria including qualitative and quantitative measures / Weighting: 15%

Cost criterion - Name: Commercial / Weighting: 30%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

West Central

Lot No

4

II.2.2) Additional CPV code(s)

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
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NUTS codes

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Cost criterion - Name: Commercial / Weighting: 30%

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-000076](#)

Section V. Award of contract

Lot No

Lot 1: East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2026

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Equans Regeneration Limited

Newcastle Upon Tyne

NE12 8BU

Country

United Kingdom

NUTS code

- UKC - North East (England)

Companies House

1738371

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £638,296,063

Section V. Award of contract

Lot No

Lot 2: North

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2026

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Wates Property Services Limited

Leatherhead

KT22 7SW

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

01141788

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £368,235,055

Section V. Award of contract

Lot No

Lot 3: South

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2026

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Wates Property Services Limited

Leatherhead

KT22 7SW

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

01141788

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £681,550,275

Section V. Award of contract

Lot No

Lot 4: West Central

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2026

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Mears Limited

Gloucester

GL3 4FE

Country

United Kingdom

NUTS code

- UKK - South West (England)

Companies House

2519234

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £446,887,624

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom