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Award

1349 - Livin - Repairs, Maintenance, and Compliance

Livin Housing Ltd

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-017808

Procurement identifier (OCID): ocds-h6vhtk-050651 ([view related notices](#))

Published 27 February 2026, 11:30am

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 9,000 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

Contract 1. Repairs, Planned, and Compliance Services

Supplier

- [Mears Limited](#)

Contract value

- £210,000,000 excluding VAT
- £252,000,000 including VAT

Above the relevant threshold

Award decision date

20 February 2026

Date assessment summaries were sent to tenderers

20 February 2026

Standstill period

- End: 10 March 2026
- 8 working days

Earliest date the contract will be signed

20 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2036
- Possible extension to 1 April 2041
- 15 years, 1 day

Description of possible extension:

At the end of the 10 year initial term, there is an optional 3 year extension. At the end of that option there is another 2 year optional extension.

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50000000 - Repair and maintenance services
- 45000000 - Construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45343000 - Fire-prevention installation works
- 50410000 - Repair and maintenance services of measuring, testing and checking apparatus
- 50531200 - Gas appliance maintenance services
- 71315400 - Building-inspection services

Contract locations

- UKC - North East (England)

Information about tenders

- 1 tender received

- 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
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Submission

Submission type

Tenders

Procedure

Procedure type

Competitive flexible procedure

Supplier

Mears Limited

- Public Procurement Organisation Number: PYVN-7644-LZQQ

2nd Floor Unit 5220 Valiant Court, Gloucester Business Park, Brockworth, Gloucester

Gloucester

GL3 4FE

United Kingdom

Telephone: +44 7595216768

Email: bid.admin@mearsgroup.co.uk

Region: UKK13 - Gloucestershire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Repairs, Planned, and Compliance Services

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: <https://www.livin.co.uk/>

Region: UKC14 - Durham CC

Organisation type: Public authority - sub-central government