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Tender

Property Maintenance Works DPS

EFFICIENCY EAST MIDLANDS LIMITED

F02: Contract notice

Notice identifier: 2021/S 000-018021

Procurement identifier (OCID): ocds-h6vhtk-02bcba

Published 29 July 2021, 8:22am

The closing date and time has been changed to:

26 September 2026 - no time specified

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

EFFICIENCY EAST MIDLANDS LIMITED

Unit 3 Maisies Way, South Normanton

Alfreton

DE55 2DS

Contact

Amy

Email

tenders@eem.org.uk

Telephone

+44 1246395610

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.eem.org.uk

Buyer's address

<https://portal.geometrasystems.co.uk/dps>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://portal.geometrasystems.co.uk/dps>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://portal.geometrasystems.co.uk/dps>

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Property Maintenance Works DPS

Reference number

DPS0009

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Efficiency East Midlands (EEM Ltd) is a procurement consortium which establishes and manages a range of Frameworks and DPS agreements. Our members include organisations providing services to the whole public sector including Housing Associations, Local Authorities, NHS Trusts, Education Providers and Emergency Services. For more information on EEM and our offering please visit: <https://eem.org.uk/>

EEM is conducting this tender exercise to establish a dynamic purchasing system (DPS) consisting of contractors who can undertake wide scope of property maintenance works including internal, external, and whole house improvement and maintenance works. The DPS is being set up to complement our existing Property Improvement Works Framework (EEM0056). Our existing framework covers improvement works contracts with a contract value of £150,000 and over.

The DPS will support members looking to source suitable contractors to carry out property improvement and maintenance works including internal, external, and whole house improvement and maintenance works to a single or multiple occupied and void properties up to a maximum contract value of £150,000.

The DPS initial application period will run until 31st August 2021 and EEM will then review all applications received during the initial application period from 01st September 2021. Organisations appointed on to the DPS will receive a DPS Agreement to sign and return. The DPS will commence on 27th September 2021 for 5 years ending on 26th September 2026 and applicants can submit an application to join the DPS at any point during the DPS term.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

II.2.4) Description of the procurement

EEM is conducting this tender exercise to establish a dynamic purchasing system (DPS) consisting of contractors who can undertake wide scope of property maintenance works including internal, external, and whole house improvement and maintenance works. The DPS is being set up to complement our existing Property Improvement Works Framework (EEM0056). Our existing framework covers improvement works contracts with a contract

value of £150,000 and over.

The DPS will support members looking to source suitable contractors to carry out property improvement and maintenance works including internal, external, and whole house improvement and maintenance works to a single or multiple occupied and void properties up to a maximum contract value of £150,000.

Mini tenders via our Property Maintenance DPS will be for planned maintenance works however, reactive maintenance and repairs will be permitted providing it forms part of a planned maintenance contract and does not form the core works to be awarded. Contracting Authorities will be responsible for specifying any reactive repair service level requirements within their mini tender.

The following is not an exhaustive list of the types of property improvement and maintenance works covered by the DPS;

Internal Maintenance Works

- Electrical repairs, upgrades, testing, remedial, rewires and installation works
- Mechanical upgrades and installation works associated with internal property maintenance
- Heating system repairs, upgrades, and installation works
- Plumbing works
- Kitchen and bathrooms repairs and upgrade work to include new installation
- Level access shower installations
- Joinery and carpentry work
- Plastering works
- Tiling works
- Painting and decoration work including cyclical decoration works and fungicidal wash treatments
- Flooring works
- Void property maintenance including works to bring properties back to re-let standards

- Multi skilled operatives
- Loft insulation
- General builders work
- Any other maintenance works associated with maintaining the inside of a property

External Maintenance Works

- Front and rear boundary repairs and improvements including fence and gates
- External wall repairs
- Brickwork repairs and pointing
- External fabric repairs and external decoration works
- Windows, doors, guttering and fascia and soffit repairs and replacements
- Chimney and roof repairs including roof replacements
- Installing of fencing and pedestrian and vehicle gates and handrails
- Tarmacking and resurfacing works including parking areas and thermoplastic line markings
- Paving works
- Pathway repairs or excavation of existing damaged and laying of new pathways
- Retaining wall works, removal of existing and lay new wall structures.
- Entrance Canopy's and Shelters including refurbishment, repairs and new installations .
- Cladding refurbishment and repairs
- Porch repairs.
- Supply and laying of new turf and re-seeding of grass verges
- External works to void properties including works to bring properties back to re-let standards

- Any other maintenance works associated with maintaining the exterior of a property

Whole House Maintenance Works

Multiple internal and external improvement works as detailed above being carried out to a single or selection of properties.

Our Property Maintenance DPS (DPS0009) will be split into workstream, contract value bands and geographical categories. The categories and how they will operate are described within the DPS application on the Geometra portal and supporting documents Part A and B and below.

Workstream categories covered by this DPS are as follows:

- Internal Maintenance Works
- External Maintenance Works
- Whole House Maintenance Works

DPS0009 contract value categories are as follows;

- Contracts under £50,000
- Contracts with a value between £50,000 - £100,000
- Contracts with a value between £100,000 - £150,000

Geographical Categories

EEM members are located throughout England and Wales, and we have included a geographical categories as part of this DPS to allow applicants to select the locations they can work in throughout England and Wales. Applicants are not restricted in the number of geographical locations they can select to operate in but must carefully consider their geographical selection to ensure they have sufficient capacity and resource to support members in the locations they select to work in.

II.2.5) Award criteria

Quality criterion - Name: DPS Application Questionnaire/Assessment / Weighting: Pass/Fail

Cost criterion - Name: Prices are not Assessed at DPS Application stage and will be assessed during individual Contracting Authority mini tenders / Weighting: 0

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the setting up of a dynamic purchasing system

The dynamic purchasing system might be used by additional purchasers

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-013639](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

31 August 2021

Changed to:

Date

26 September 2026

See the [change notice](#).

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

This DPS is being procured by Efficiency East Midlands Ltd (EEM) on behalf of their members and the other organisations described below as being authorised users. The following Contracting Authorities will be entitled to agree and award contracts under this DPS Agreement as Authorised Users:

1) any Member of EEM which for the avoidance of doubt currently includes 3 partner consortia - Westworks(www.westworks.org.uk), Advantage South West (www.advantagesouthwest.co.uk) and South East Consortium (www.southeastconsortium.org.uk). A full list of current members is available at www.eem.org.uk

2) any future member of EEM or our partner consortia and in all cases being an organisation which has applied to join EEM or our partner consortia in accordance with the applicable constitutional documents;

3) An EEM participant being an organisation which is neither a current or EEM member (as defined at 1 above) nor a future member of EEM (as defined at 2 above)

Further details regarding the authorised users of this framework can be found in the ITT documents.

To review the DPS requirements and supporting documents and submit an application for our Property Maintenance DPS please follow the steps below :

- 1)Click the link <https://portal.geometrasystems.co.uk/dps>
- 2) Click the link 'Supplier Registration Form'
- 3) Complete your Account Information and click the 'Register' button
- 4) You will receive an email with a link enabling you to create a password.
- 5) Create your password and you be invited to log in
- 6) Enter your login details at <https://portal.geometrasystems.co.uk/Account/Login>

- 7) Click 'DPS Manager' link in middle of screen
- 8) Select Property Maintenance DPS (DPS0009) follow the links to complete your application questionnaire answering all questions within the application questionnaire and uploading all requested information
- 9) Once you have answered all questions and uploaded relevant requested information click the 'submit' link.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

The Cabinet Office

Correspondence Team, Cabinet Office, Whitehall

London

SW1A 2AS

Country

United Kingdom