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Contract

PR10107 - Salvation Army Homes - Responsive Repairs and Void Refurbishment Works Contracts

Salvation Army Homes

F03: Contract award notice

Notice identifier: 2025/S 000-018538

Procurement identifier (OCID): ocds-h6vhtk-043ab1

Published 1 May 2025, 4:06pm

Section I: Contracting authority

I.1) Name and addresses

Salvation Army Homes

53-55 Victoria Square

Bolton

BL1 1RZ

Contact

Procurement Team

Email

procurement@effefftee.co.uk

Telephone

+44 1689885080

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.salvationarmyhomes.org.uk/contact

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

PR10107 - Salvation Army Homes - Responsive Repairs and Void Refurbishment Works Contracts

Reference number

PR-10107

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The delivery of responsive repairs and void refurbishment works contracts across the entire country.

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: £21,750,000

II.2) Description

II.2.1) Title

West Region Lot

Lot No

2

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

Main site or place of performance

West region

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 390000, which equates to 2730000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

South Region Lot

Lot No

3

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

South and South East of England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 220000, which equates to 1540000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

London Region Lot

Lot No

4

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 485000, which equates to 3395000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

East Region Lot

Lot No

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKH - East of England

Main site or place of performance

East of England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 380000, which equates to 2660000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

Midlands Region Lot

Lot No

6

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)
- UKF - East Midlands (England)

Main site or place of performance

The Midlands

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 550000, which equates to 3850000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

North East Region Lot

Lot No

7

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKE - Yorkshire and the Humber

Main site or place of performance

North East England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 230000, which equates to 1610000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

North West Region Lot

Lot No

8

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

North West England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 650000, which equates to 4550000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

II.2) Description

II.2.1) Title

South West Lot

Lot No

1

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work
- 50800000 - Miscellaneous repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

Main site or place of performance

South West of England

II.2.4) Description of the procurement

The delivery of a responsive repairs and voids refurbishment work contract. With a Schedule of Rates model for repairs and voids, but with the ability to move to an average order value model for repairs after year 1.

The contract term is 3 years with the option for a further 2 years and then another 2 years.

The contract will commence in April 2025. The annual estimated value for this Lot is 200000, which equates to 1400000 over the maximum seven year term, but these are very much subject to change and does not include any inflation adjustment for the latter years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The values and duration set out in this notice are for the maximum seven year term, but the Contract will be for an initial three years with the option to extend by a further Four years in Two year increments.

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: [2024/S 000-029001](#)

Section V. Award of contract

Lot No

2

Title

West Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

Daniel James Construction Services Limited

9 Sterling Centre

Bracknell

RG12 2PW

Telephone

+44 2081328112

Country

United Kingdom

NUTS code

- UKJ11 - Berkshire

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,730,000

Section V. Award of contract

Lot No

3

Title

South Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

Spirit Home Ltd

Unit C5, Spectrum Business Centre, Anthonys Way, Medway City Estate

Rochester

ME1 1BT

Telephone

+44 7832381935

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,540,000

Section V. Award of contract

Lot No

4

Title

London Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

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

MNM Property Services Limited

Unit 30, Cygnus Business Centre, Dalmeyer Rd

London

NW10 2XA

Telephone

+44 2084381852

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,395,000

Section V. Award of contract

Lot No

6

Title

Midlands Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Arrow Services (Midlands) Ltd

Unit 1, West Court Saxon Business Park, Hanbury Road, Stoke Prior

Bromsgrove

B60 4AD

Telephone

+44 7956330299

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,850,000

Section V. Award of contract

Lot No

7

Title

North East Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

A Slater & Son

1 Keasdon Close

Middlesbrough

TS3 7BD

Telephone

+44 7966442128

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,610,000

Section V. Award of contract

Lot No

8

Title

North West Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 6

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 6

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

V.2.3) Name and address of the contractor

Revive Property Services (UK) Limited

3 County Road, Walton

Liverpool

L4 3QA

Telephone

+44 1519331075

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £4,550,000

Section V. Award of contract

Lot No

5

Title

East Region Lot

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 April 2025

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

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

GIVEHAND LTD

UNIT 1 HAMMERHILL STUDIO, STANBROOK

THAXTED

CM6 2NH

Telephone

+44 1371830585

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,660,000

Section V. Award of contract

Lot No

1

Title

South West Lot

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

SAH reserve the right to cancel this procurement at any time.

(MT Ref:234469)

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Cabinet Office

London

W2 2LL

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Royal Courts of Justice, the Strand

London

W2 2LL

Country

United Kingdom

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom