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Planning

Responsive Repairs, Maintenance and Planned Works Programme 2026 - 2036

Winchester City Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-019632

Procurement identifier (OCID): ocds-h6vhtk-0472eb

Published 27 June 2024, 10:19am

Section I: Contracting authority

I.1) Name and addresses

Winchester City Council

Winchester City Council

Colebrook Street, Winchester

SO23 9LJ

Contact

Jamie Butt

Email

procurement@winchester.gov.uk

Country

United Kingdom

Region code

UKJ35 - South Hampshire

National registration number

00609812

Internet address(es)

Main address

<https://www.winchester.gov.uk>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/86482>

I.3) Communication

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

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=81027&B=WCC

Additional information can be obtained from the above-mentioned address

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**

Responsive Repairs, Maintenance and Planned Works Programme 2026 - 2036

Reference number

WCC/PROP/86773

II.1.2) Main CPV code

- 45453000 - Overhaul and refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Winchester City Council (the Authority) is considering delivery model options for its repairs, maintenance and planned works contracts beyond the lifespan of the current contracts in July 2026. The contracts support the management and maintenance of Authority owned housing stock across the District, and also includes gas appliance servicing and repairs. The Authority would like to commence early market engagement to help shape the procurement strategy ahead of any formal exercise and understand the market appetite for the proposed scope of work. This is not a call for competition or a beginning of any procurement process and the Authority is not inviting interest to tender at this stage. This is an invite to discuss a possible process only. Details of the early market engagement are below.

II.1.5) Estimated total value

Value excluding VAT: £150,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50720000 - Repair and maintenance services of central heating
- 71000000 - Architectural, construction, engineering and inspection services

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKJ35 - South Hampshire

Main site or place of performance

The Administrative District of Winchester City Council

II.2.4) Description of the procurement

This is a prior information notice only and is not a call for competition. The purpose of this notice is to advise of a potential future opportunity for open dialogue on a range of related themes outside of any procurement process, which at this stage has not begun.

Winchester City Council (the Authority) is considering delivery model options for its two main term maintenance, repairs and servicing contracts beyond the lifespan of the current contracts ending in July 2026. The new contract(s) is expected to commence in 2026 following any mobilisation period required ahead of the new contract(s) starting.

The contracts were commissioned separately and support the repair and maintenance of Authority owned housing stock across the District and have been in place between four and fifteen years.

Both contracts are delivered under a JCT Measured Term Contract and have a total combined annual value circa £15,000,000 (the £150,000,000 stated in the value represents a value ten year period but this is for illustrative purpose only and details subject to change).

The scope of services collectively includes an integrated asset management services comprising housing repairs and maintenance, void refurbishments, a degree of health and safety and statutory compliance services, cyclical decorations and maintenance, various estate improvement works and aspects of the capital programme. Contracted separately is the delivery of gas servicing and repairs to the Authority's domestic gas and other heating appliances. Additionally this contract includes the capital programme for the installation of new gas boilers and heating appliances.

The Authority would like to commence early market engagement in July to invite views from the market to help shape the procurement strategy ahead of any formal exercise. This engagement will offer interested organisations the opportunity to hear more about the Authority's vision and wider strategic priorities.

The Authority is offering a virtual pre-market engagement event on or around 25 July at 10:00am. To register and for more information on the event please follow this link:

<https://events.teams.microsoft.com/event/27ed1aa9-499f-4e2b-9e0f-0d2c4f5eedcc@b451c354-21e6-4992-b2f4-df6d690b1adf>

You are advised to register for the event in advance to ensure you are able to access the event itself as it will not be recorded.

The Authority also invites you to submit your views on any potential opportunity by completing and submitting a questionnaire about the process. This can either be completed before or shortly after the event (by the end of August 2024 at the latest). You will need to register with the Authority's tender portal (see Additional Information) and locate the following project "88151 - HRA Pre-market Engagement Questionnaire"

The Authority reserves the right to conduct additional conversations with respondents as part of this market engagement exercise. If you have any questions about the above, please use the messaging facility via the portal to ensure prompt responses.

Questions and answers from the event that are relevant to any future procurement will be made available in any resultant exercise. Registration for this event and completion of a questionnaire does not constitute expression of interest in any potential future tender, instructions for such will be given separately if and when this occurs. The Authority reserves the right not to run any competitions for the works or services referred to in this notice.

II.2.14) Additional information

To participate in the early market engagement event, please register (at least an hour before) on the link below:

<https://events.teams.microsoft.com/event/27ed1aa9-499f-4e2b-9e0f-0d2c4f5eedcc@b451c354-21e6-4992-b2f4-df6d690b1adf>

To complete the questionnaire, register in the portal and search for project 88151:

<https://uk.eu-supply.com/login.asp?B=WCC>

II.3) Estimated date of publication of contract notice

30 November 2024

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes