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Tender

## **Portsmouth City Council - Term Service Contract for the Servicing, Maintenance and Compliance of Gas for Council Managed Assets - 2025**

Portsmouth City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-028586

Procurement identifier (OCID): ocds-h6vhtk-0509c0 ([view related notices](#))

Published 29 May 2025, 4:25pm

### **Scope**

### **Reference**

P00005106

### **Description**

Overview of Procurement Objectives

Portsmouth City Council (the Council) is seeking to appoint a contractor to deliver Gas Servicing and Repair services across its housing stock, with an estimated annual value of between £4M and £5M. The contract will be let for an initial 5-year term, with the option to extend by up to a further 5 years in intervals to be agreed.

The scope of services will include statutory gas safety inspections, responsive repairs, and planned maintenance works, ensuring compliance with all relevant regulations and maintaining the safety and functionality of the Council's gas installations.

Based on anticipated inflationary uplifts and potential growth in housing stock, the total individual contract spends over the potential 10-year term (5-year base with options to extend) is expected to range between £45M to £55M.

The impacts of Local Government Review cannot be fully understood at this stage. However, when considering the potential surrounding local authorities and their current property portfolios, the Council anticipate the annual value of the Gas Servicing and Repairs could increase in the region of £1M to £2M per year, in the event these services needed to be subsumed into this opportunity. Therefore, the total value of the opportunity over the 10 year period could be up to £65M.

For additional information in relation to options and consideration of known known risks and known unknown risks, with how this may impact the subsequent contract during the expected duration - see the later section within the notice below in relation to contract options.

### Housing Stock Information

The Council has a housing stock of approximately 17,500 properties of which approximately 15,500 are socially rented and then there are approximately 2000 leasehold properties. Within the stock there is a mix of housing types including houses and bungalows; however the majority of the dwellings are within purpose-built blocks of flats constructed in the 1950s and 1960s.

Traditionally the estate has been spread across the two geographical areas of Portsea Island (on-island, PO1 to PO5) and Paulsgrove and Havant (off-island, PO6 to PO9).

A recent acquisition of approximately 800 properties has however subsequently increased the 'off-island' area to sites in Gosport, Fareham and Winchester.

### Current & Future Demand

Over the last 5 years there have been approximately 13,000 gas safety checks annually and 14000 annual gas and general boiler repairs, which is likely to remain consistent over the course of any new contract.

The Council is currently working on a number of development options, and it is anticipated that within the next 5-10 years there is potential for up to 1000 additional dwellings to be created that will require some level of maintenance and consequently will need to be absorbed into any new contract.

However, with the impending changes to gas installations post 2025 it is unlikely that there will be an increase in demand for annual gas servicing as a result of any development and as the stock decarbonises the current level of demand may reduce.

## Changing Context and Objectives

Over the next 5-10 years the Council is expecting to experience a number of challenges with regards to the maintenance of its housing and general fund properties with any incumbent provider to work in partnership with the Council to ease pressures where they can.

There will be significant pressure to decarbonise the stock to align with local political objectives and comply with national Government energy legislation.

Significant changes in legislation such as the Building Safety Act and Fire Safety Act will require greater scrutiny from suppliers to ensure they are working in a compliant way and may require them to adopt new skills such as undertaking works as a result of Building Safety Cases for buildings of 6+ storeys.

There will be more focus on the accuracy and timely manner of up-load of compliance information and ensuring repairs, particularly around damp and mould are well managed and resolved and will be monitored by the Social Housing Regulator.

## New Gas Servicing & Repairs Contract

A single term service provider will still have the responsibility in managing all gas servicing across the residential housing stock only. However, the Council will be looking to award on the basis of a M3NHF 3\* contract, with an initial base term of 5 years and the option to extend the contract for a further 5 years, in increments to be agreed. The Council are estimating the contract value will be in the region of £4M to £5M per annum.

The core scope of works, which the successful supplier will be required to deliver are -

- Landlord Gas Safety Check
- Annual Gas Servicing
- CO Detector Checks
- Gas Boiler Installations
- Gas Boiler and Heating Repairs
- Voids Gas Safety Works
- Out of hours cover

The supplier will be required to resource an out of hours service which is available 365

days a year.

### Ancillary Scope of Works

The ancillary scope of works, which the successful supplier may be required to deliver, namely:

- Commercial and Communal Landlord annual gas safety check;
- Commercial gas boiler and heating repairs; and
- Commercial gas boiler installations including heating systems, controls and all pipework.
- Commercial and Commercial gas boiler servicing
- Servicing and maintenance to air source heat pumps
- Supplementary repairs to other water systems, valves, pumps, etc

### Partnership Working

In addition to working in close partnership with the council, the supplier will also be required to work in partnership with the council's other existing term service contractor partners.

### Social Value

The Council are committed to continuously reviewing and improving the approach to social value delivery, and suppliers can find further information using the following link -

<https://www.portsmouth.gov.uk/services/council-and-democracy/social-value/>

### Local Government Review

As part of the wider Local Government Review (LGR), the Council is required to actively engage in discussions with neighbouring authorities to explore potential opportunities for collaboration, shared service delivery, and governance alignment. While this engagement is ongoing, no formal decisions or agreements have been reached at this stage.

Under current LGR proposals, it is likely to require Portsmouth City Council to form a new Authority by merging with other neighbouring Authorities. For Portsmouth, this will result in a new Council being created to provide the same services to everyone in the city, whilst covering a larger area and have a different name. Effectively all the current council

services in the area of the new council boundary would be merged to create a new Council.

At this stage, the Council can only confirm its current demand and scope of requirements; however, this may be subject to change should additional needs arise from other local authorities as part of wider structural reforms.

Any tender opportunities and contracts will be structured to allow adjustments in the scope of services and the value of contracts to the Council to respond to changes in demand and budgetary constraints, whilst ensuring that services remain efficient and continue to provide value for money. Additionally, provisions will be included to adapt to changes in geographical boundaries resulting from any reorganisation. This will ensure that services can be extended or retracted to align with new administrative areas.

The impacts of Local Government Review cannot be fully understood at this stage. However, when considering the potential surrounding local authorities and their current property portfolios, the Council anticipate the annual value of the Gas Servicing and Repairs could increase in the region of £1M to £2M per year, in the event these services needed to be subsumed into this opportunity. Therefore, taking account the potential value stated in the total value of the opportunity over the 10-year period could be up to £65M.

In the event of reorganisation, contracts will include clauses that allow for the assignment of the contract to successor authorities. Any assignment clause is likely to state any contract may be assigned to any new authority that succeeds the original contracting authority.

For further details in respect of LGR see the following link -

<https://www.portsmouth.gov.uk/services/council-and-democracy/devolution-and-plans-for-local-government-reorganisation/>

For additional information in relation to known risks, see the later section within the notice below in relation to other information.

### **Total value (estimated)**

- £65,000,000 excluding VAT
- £78,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2036
- 10 years

Description of possible extension:

The contract will be awarded for an initial term of five years thereafter the council will have the option to extend the term by a period(s) of up to a maximum of five years.

Any period(s) of extension will be at the council's sole discretion. The maximum allowable term is 10 years.

### **Main procurement category**

Services

### **CPV classifications**

- 45232100 - Ancillary works for water pipelines
- 45232141 - Heating works
- 45262100 - Scaffolding work
- 45262300 - Concrete work
- 45262330 - Concrete repair work
- 45262500 - Masonry and bricklaying work
- 45311000 - Electrical wiring and fitting work

- 45331100 - Central-heating installation work
- 45331110 - Boiler installation work
- 45331200 - Ventilation and air-conditioning installation work
- 45331210 - Ventilation installation work
- 45331211 - Outdoor ventilation installation work
- 45331230 - Installation work of cooling equipment
- 45332200 - Water plumbing work
- 45332300 - Drain-laying work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50531100 - Repair and maintenance services of boilers
- 50531200 - Gas appliance maintenance services
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50730000 - Repair and maintenance services of cooler groups
- 71251000 - Architectural and building-surveying services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings

## **Contract locations**

- UKJ31 - Portsmouth
- UKJ35 - South Hampshire

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## **Participation**

### **Legal and financial capacity conditions of participation**

As described in the procurement specific questionnaire and the conditions of participation.

### **Technical ability conditions of participation**

As described in the procurement specific questionnaire and the conditions of participation.

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

18 June 2025, 4:00pm

### **Submission type**

Requests to participate

### **Deadline for requests to participate**



27 June 2025, 12:00pm

## **Submission address and any special instructions**

The Council will publish the associated tender documents via Intend, the Councils e-tendering platform.

<https://www.portsmouth.gov.uk/ext/business/business.aspx>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Suppliers to be invited to tender**

Maximum 6 suppliers

Selection criteria:

Shortlisting

The Council envisages the shortlisting process will have four to six suppliers. The highest scoring four suppliers following assessment of Conditions of Participation by the Council, who meet all the pass/fail criteria, will progress to the second stage. A 5th and 6th contractor will only be taken forward if their score is within 10% of the 4th placed contractor.

The conditions of participation is awarded out of a total of 400 points, which is equal to 100 per cent. Therefore, if contractor four scores 240 points they will achieve a 60 per cent score. If contractors five and six score 50% or more, they will also be taken forward

to the second stage of the contract. If contractor seven scores 50% or more, they will not proceed on the basis that their score is lower than contractor six.

If there is a tie for position five between two contractors, then the 6th placed contractor will be omitted. In the event there is a three-way or more tie for 5th position then only the top four contractors will proceed. This is the same subsequent arrangement for any ties at 6th position.

The Council reserve the right to proceed to the second stage of the tender process in the event there are less than four suppliers who meet the conditions of participation criteria.

Full details can be found in the Competitive Flexible Procedure Description in the Procedure section of this notice.

### **Award decision date (estimated)**

28 November 2025

### **Recurring procurement**

Publication date of next tender notice (estimated): 28 May 2030

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### **Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Boiler Replacement		Cost	18%
3*Servicing		Cost	14%

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<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
3*Maintenance	This question is currently being considered on a pass/fail basis. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Cost	14%
Call Handling		Cost	10%
Delivery and Quality	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 25%. Therefore, the percentage weighting below is 25% of the total 30% - 7.5%. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	7.5%
Schedule of Rates Amendments		Cost	6%

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Resourcing	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 20%. Therefore, the percentage weighting below is 20% of the total 30% - 6%. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	6%
Mobilisation		Cost	5%
Mobilisation	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 15%. Therefore, the percentage weighting below is 15% of the total 30% - 4.5%. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	4.5%
Hourly Rates		Cost	3%

Name	Description	Type	Weighting
Data Management	<p>The total quality score is assessed out of 30%. Currently the sub weighting for this question is 10%. Therefore, the percentage weighting below is 10% of the total 30% - 3%.</p> <p>However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.</p>	Quality	3%
Resident Engagement	<p>The total quality score is assessed out of 30%. Currently the sub weighting for this question is 10%. Therefore, the percentage weighting below is 10% of the total 30% - 3%.</p> <p>However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.</p>	Quality	3%

Name	Description	Type	Weighting
Social Value	<p>The total quality score is assessed out of 30%. Currently the sub weighting for this question is 10%. Therefore, the percentage weighting below is 10% of the total 30% - 3%. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice. The percentage weighting here has been listed 0.02 lower below, as criteria 15 &amp; 16 are currently being considered on a pass/fail basis but the notice requires a score of at least 0.01 on each corresponding section.</p>	Quality	2.98%
Resident Presentation	<p>The total quality score is assessed out of 30%. Currently the sub weighting for this question is 5%. Therefore, the percentage weighting below is 5% of the total 30% - 1.5%. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.</p>	Quality	1.5%

Name	Description	Type	Weighting
Future Proofing	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 5%. Therefore, the percentage weighting below is 5% of the total 30% - 1.5%. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	1.5%
Value for Money	This question is currently being considered on a pass/fail basis. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice. Whilst a weighting of 0.01 has been listed, the score will be 0 if the Council assess this on a pass/fail basis.	Quality	0.01%

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Contract Schedule	This question is currently being considered on a pass/fail basis. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	0.01%

## Other information

### Description of risks to contract performance

The Council has identified the following known risks that are likely to occur during the duration of the term of the contract -

#### Known Risks

The Council has identified the following known risks that are likely to occur during the duration of the term of the contract -

- An increase in stock size due to the construction of new build sites or the purchase of additional existing dwellings
- A decrease in stock size due to the sale or decommissioning of existing dwellings (to include any age of boiler)
- A change in heating system, e.g. air source heat pumps. (decarbonisation)

In all of the above cases, the change will result in a change to the number of properties and the annual value of the contract.

- Increased complexity due to -



- o ageing stock requiring more frequent or complex repairs
- o increase in the number of boiler replacements needed
- o inclusion of other heating systems

In the above situation, any requirements deemed not to be part of the 3\* servicing and maintenance cost will be paid using the SORs.

#### Other Risks

- Local Government Reorganisation leads to other stock holding Authorities becoming amalgamated with the Council and consequently the contract acquires additional stock numbers, increasing the value of the opportunity. (Based on the SOR's)
- Local Government Reorganisation leads to the Council becoming amalgamated with other Local Authorities and the contract or stock is novated to an alternative contract or supplier, decreasing the value of the opportunity. (using the novation clause)
- KPIs reduce relevance or are found to be ineffective during the contract, potentially following changes in legislation and compliance monitoring, and need to be amended.
- Workstreams are added to provide contingency for other suppliers particularly in relation to commercial boilers and air source heat pumps increasing the size and value of the contract. (using the SORs)
- The ongoing costs in delivering the service increases due to larger than predicted inflationary pressures, labour shortages or skills gaps in gas engineering and supply chain disruptions (e.g., parts availability) Impacts of technological change in respect of unknown future standards or innovations - periodic review clause to allow to utilise new technology, mobilisation and purchase of new technology
- Following the acquisition of additional stock, higher than expected costs to bring dwellings to required standards following unknown conditions/unexpected issues that the Council could not have reasonably been aware at the point of purchase.
- Amendment or introduction of new gas legislation, changes in building safety legislation, evolving decarbonisation targets & net-zero obligations and potential changes in tenant rights and/or service expectations could increase/decrease the cost in delivering the service.
- An endemic or pandemic event such as Covid 19 requires the contractor to achieve contractual outcomes by adapting existing practices.

(Unless already indicated above, further detail on how such modification will be managed will be provided at the second tender stage)

The Council has identified the risks above associated with the delivery of this contract. In accordance with Schedule 8 of the Procurement Act 2023, the Council reserves the right to modify the contract, without initiating a new procurement procedure, should any of these known risks materialise during the contract term.

Any such modification will be limited to addressing the consequences of the known risk and will not alter the overall nature of the contract. Where applicable, a Contract Change Notice will be published in accordance with the requirements of the Act.

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Competitive flexible procedure

### **Competitive flexible procedure description**

Portsmouth City Council, (the Council) has decided to utilise a two-stage Competitive Flexible Procedure with the following stages:

- Stage 1 - a discrete Conditions of Participation stage (including checking Exclusion

Grounds), which will limit the number of suppliers to a maximum of 6, to be invited to submit a tender.

- Stage 2 - a Tendering Round (with the option for interviews/site visits for verification purposes with up to the top 3 suppliers).

The above procedure is intended to replicate the Restricted Procedure from the previous legislation; specifically, Regulation 28 of the Public Contracts Regulations 2015, with some minor flexibility to "tweak"/ request non-material changes to the contract before award.

### Stage 1 - Conditions of Participation Stage

This stage focuses on shortlisting suppliers that meet the necessary technical, financial, and operational capabilities required by the contract. It aims to reduce the number of bidders through consideration of current experience, capacity, systems, accreditations, financial standing, legal standing, etc.

Qualification will be determined through a series of pass/fail questions and a series of scored questions based on past performance using case studies. Suppliers will be required to complete the following documents -

- Procurement Specific Questionnaire (PSQ) - Preliminary Questions
- PSQ - Technical Questions & Contract Case Studies
- Annex B - Common Assessment Standards (for information only to support where required accreditations and qualifications are not held)

The PSQ Preliminary Questions focus on the following sections that will be assessed on a pass/fail basis -

1. Supplier information
2. Grounds for exclusion
3. Supplier eligibility
4. Financial capacity
5. Insurance
6. General compliance

7. Accreditations and qualifications

8. Payments in contracts

9. Carbon reduction plan

10. Modern slavery

Any supplier who does not meet the minimum requirements in the preliminary questions, will be excluded as not meeting the conditions of participation, and their submission will not be assessed any further.

Once a supplier has passed the initial Preliminary Questions, the Council will then undertake a review of a suppliers Technical Questions and Contract Case Studies.

The Technical Questions are split into four sections, each consisting of a maximum of 25% for each section, therefore achieving 100% in total -

- Technical Question - 25% (sub weightings below) - requires the supplier to provide an average for all their contracts in the last 3 years to demonstrate -

- o Gas Safety Compliance - 20%

- o Emergency Works Completed in Time - 10%

- o Customer Satisfaction Scores - 20%

- o Quality & Safe Service - Continuous Improvement - 10%

- o Access Arrangements/ meeting statutory obligations -20%

- o Management Information - 10%

- o Partnership working - 10%

- Contract Case Study 1 - 25% (sub weightings below, these are the same for each contract case study)

- o Contract Value Per Year of Contract 10%

- o Contract Date - current status - 15%

- o Contract Date - duration - 5%

- o Geographical Coverage of Contract - 5%
- o Number of replacement domestic boilers installed - 5%
- o Number of residential properties, and property types -15%
- o Appointment Options - 20%
- o Delivery Model - 20%
- o Social Value - 5%
- Contract Case Study 2 - 25%
- Contract Case Study 3 - 25%

Each of these sections have a maximum score out of 100. However, some elements have additional pass/fail requirements and are identified in the PSQ.

If a contractor obtains all 100 points for a section, they will be awarded an equivalent 25% overall for that section. For example:

- Technical Question - 100 points available, 100 points achieved - 25% awarded
- Contract Case Study 1 - 100 points available, 50 points achieved - 12.5% awarded
- Contract Case Study 2 - 100 points available, 50 points achieved - 12.5% awarded
- Contract Case Study 3 - 100 points available, 75 points achieved - 18.75% awarded

Total score in this scenario 68.75%

### Shortlisting

The Council envisages the shortlisting process will have four to six suppliers. The highest scoring four suppliers following assessment of Conditions of Participation by the Council, who meet all the pass criteria, will progress to the second stage.

Suppliers ranked 5th and 6th will only be taken forward if their score is within 10% of the 4th placed supplier.

The condition of participation questionnaire is awarded out of a total of 400 points, which is equal to 100 per cent. For example, if supplier four scores 240 points they will achieve a score of 60%. If suppliers five and six score 50% or more, they will also be taken forward

to the second stage of the contract. If supplier seven scores 50% or more, they will not proceed on the basis that their score is lower than supplier six.

If there is a tie for position five between two suppliers, then the 6th placed supplier will be omitted. In the event there is a three-way or more tie for 5th position then only the top four suppliers will proceed. This is the same subsequent arrangement for any ties at 6th position.

The Council reserve the right to proceed to the second stage of the tender process in the event there are less than four suppliers who meet the conditions of participation criteria.

Any interested suppliers will need to register on the governments Central Digital Platform for the Council to review any potential grounds for exclusion and conduct a debarment check.

The Council will be required to undertake checks on any named subcontractor a supplier incorporates into their bid. If the subcontractor was to meet the exclusion grounds and/or be listed on the debarment list, then the Council will need to investigate this as part of any award decision. The Council may require a supplier to change the nominated subcontractor if they do not meet the exclusion grounds and/or listed on the debarment list.

## Stage 2 - Invitation to Tender (ITT)

The second stage, shortlisted suppliers are invited to submit detailed proposals, including price in line with the stated, delivery methodology.

The cost/quality split is being tested on a 70/30 and is likely to be used for 2nd stage tender evaluation. However, the Council reserves its right to refine award criteria during the procurement procedure and to adopt a Cost/Quality split of 60/40.

The proposed cost breakdown is derived from the 70% allocation and has been assigned as follows:

- Schedule of Rates amendments - 6%
- Hourly rates - 3%
- Mobilisation - 5%
- Call Handling - 10%
- 3\* Servicing - 14%
- 3\* Maintenance - 14%

- Boiler Replacement - 18%

The pricing section will be assessed on a normalised basis for each of the criteria outlined above. This ensures that the lowest price receives the highest score, and all other prices are scored relative to it.

Normalised Scoring Example 3\*Servicing (Max Score = 14)

- Lowest bid: £90,000
- Other bids: £100,000 and £120,000
- Maximum score for cost: 14 points

Scores:

- £90,000 ?  $(90,000 / 90,000) \times 14 = 14.00$  points
- £100,000 ?  $(90,000 / 100,000) \times 14 = 12.60$  points
- £120,000 ?  $(90,000 / 120,000) \times 14 = 10.50$  points

The quality breakdown will be out of a total of 30% but has the following proposed sub-weightings assigned, totalling 100%:

1. Mobilisation - 15%
2. Data Management - 10%
3. Resourcing - 20%
4. Delivery and Quality - 25%
5. Resident Engagement - 10%
6. Resident Presentation - 5%
7. Future Proofing - 5%
8. Social Value 10%
9. VFM - Pass/Fail
10. Contract Schedule - Pass/Fail

However, the Council will be reviewing the main criteria and sub-criteria themes, which could result in the Quality assessment Question (QAQ's) weightings changing within the following ranges -

1. Mobilisation - 10% to 20%
2. Data Management - 5% to 15%
3. Resourcing - 15% to 25%
4. Delivery & Quality - 20% to 30%
5. Residents/ standards - 5% to 10%
6. Residents - presentation - 5%
7. Future Proofing - 5% to 10%
8. Social Value - 5% to 10%
9. VFM - Pass/Fail to 10%
10. Contract Schedule - Pass/ Fail to 10%

The evaluation criteria will be fully defined upon the publication of the 2nd stage tender and there are likely to be individual scoring criteria for each of the sub-criteria. The quality scores will have sub-weightings and will not be assessed on a normalised basis.

The Council may also consider the use of interviews and site visits for up to the top 3 scoring suppliers following initial assessment of their quality submissions. Interviews and site visits will be held in the interests of verifying tender submissions and for the purposes of due diligence basis.

The procurement process will also consider the viewpoint of residents at every stage including for development of requirements and assessment of resident engagement proposals. Contractors will need to take part in presentations to be scored by residents as part of the evaluation process to ensure compliance with Building Safety and Social Housing Regulator requirements to take tenants' views into account in decision-making.

The Council are intending to follow the subsequent Procurement Programme -

FTS Tender Notice & Tender issued and procurement documents published on Intend -  
CFP Stage 1 - 29/05/2025



Deadline for requests for clarification - 18/06/2025 by 16:00

CFP Stage 1 submission deadline - 27/06/2025 by 12:00

Notification of shortlisting decision - 21/07/2025

Final procurement documents published on Intend - CFP Stage 2 - 28/07/2025

Deadline for requests for clarification - 08/09/2025 by 16:00

Tender return deadline - 26/09/2025 by 12:00

Contract Award Notice Published - 10/11/2025

Standstill and section 20 notification start - 11/11/2025

Standstill finish - 28/11/2025

Section 20 Notice Finish - 09/12/2025

Contract award - 10/12/2025

Contract commencement - 01/04/2026

## **Justification for not publishing a preliminary market engagement notice**

The Council undertook two Soft Market Testing (SMT) exercises as part of a strategic review of delivery options for the provision of Repairs & Maintenance (R&M) across residential and commercial properties, Gas Servicing & Repairs (GSR) for residential properties and Fire Safety Compliance Services (FSCS) across its managed building assets.

Two separate Prior Information Notices were issued, being - 2025/S 000-017829

- SMT 1 - Housing, Neighbourhood and Building Services - Repairs & Maintenance and Gas Servicing & Repair Delivery Options Appraisal, Portsmouth- Wednesday 9th October 2024 - Reference - 2024/S 000-032496
- SMT 2 - Housing, Neighbourhood and Building Services - Repairs & Maintenance, Gas Servicing & Repair and Fire Safety Compliance Services Delivery Lotting Options Appraisal 2025 - Friday 23rd February 2025- Reference 2025/S 000-006741

For further details of the SMT outcomes, see the Planned Procurement Notice-2025-000023

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## Documents

### Associated tender documents

#### [Soft Market Testing Reports.zip](#)

Soft Market Testing Reports following the Prior Information Notices published on -

- Outsourcing Options Appraisal - Wednesday 11th October 2024
- Lotting and Contracting Options Appraisal - Friday 23rd February 2025

#### [SMT Briefing 2 - R&M, Gas & associated lots 2025 v2.0.zip](#)

Supporting information for SMT 2 - including the background information regarding the proposed lotting structure, example questionnaire and attached appendices.

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## Contracting authority

### Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Email: [procurement@portsmouthcc.gov.uk](mailto:procurement@portsmouthcc.gov.uk)

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government