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Planning

Repairs Maintenance and Voids

ORBIT GROUP LIMITED

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-030087

Procurement identifier (OCID): ocds-h6vhtk-05147c ([view related notices](#))

Published 5 June 2025, 9:31am

Scope

Description

Orbit plans to run a new procurement exercise in 2025/26 in accordance with the Procurement Act 2023 and public procurement regulations. This will lead to the appointment of partners to deliver repairs, maintenance and void refurbishment works (the Services) to Orbit's housing stock in the Midlands, South and East of England.

The duration of the contract has not yet been determined however it is estimated that this will be c. £225 million over a potential 5 year period. We are exploring a range of options ranging from 3 years to 5 years to a maximum 10 year period subject to annual break clauses and potential extensions.

The aim is to award contracts to enable a smooth transition from current commercial arrangements due to expire 31st March 2027.

The planned start date for the new contracts is 1st April 2027. Orbit will conduct a Competitive Flexible Procurement in accordance with the Procurement Act 2023 to appoint contractors, and this is currently programmed to commence in October 2025, with the contracts being awarded by the end of September 2026. Orbit recognise the value and risk mitigation and benefits of affording a contract mobilisation period of at least 6 months, within the procurement timetable.

Further information can be found in the market engagement brief at

<https://procontract.due-north.com/Supplier/Advert/View?advertId=ccd3806e-d13b-f011-8136-005056b64545&fromProjectDashboard=False&fromRfxSummary=False&selectWorkgroup=False&fromAdvertEvent=False&fromActivityDashboard=False>

Total value (estimated)

- £450,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 31 March 2032
- Possible extension to 31 March 2037
- 10 years

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 50000000 - Repair and maintenance services
- 79993000 - Building and facilities management services

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

7 July 2025

Engagement process description

In preparation of the procurement Orbit wishes to carry out the Engagement and has published the Notice with the aim of holding discussions with repairs and maintenance providers (Participants) for the purpose of:

Realising innovative solutions and insights to the maturity of potential solutions, plus risks and opportunities

Enabling Orbit to prioritise customer experience and delivering the best experience to our customers during when a repair or maintenance is required

Assisting Orbit in clarifying its requirements and inform how it can best reduce the whole lifecycle cost of the Services.

Understanding the market, and its capacity to address its requirements

Identifying contractors that may be able to deliver what is required

Increasing competition and the diversity of contractors interested in the procurement.

Identifying likely contractual terms

Informing the development of its procurement strategy and approach.

The format of the Engagement will be:

An expression of interest and provision of Basic Information by contractors who wish to participate (interested contractors), issued via the Procontract portal.

Individual one to one meetings with Participants, held over MS Teams calls.

Orbit may choose to reduce the number of Participants during the process, and where required this will be done based upon the basic information provided.

Orbit expect to hold a maximum of 20 MS Teams calls through the period of this engagement and therefore encourage early responses to this Notice. Participants who are not invited to MS Teams calls may be invited to submit responses in writing for consideration and the format for this will be advised separately.

The provisional timetable for the Engagement (subject to change at Orbit's discretion) is set out below:

The Notice has been published on 5th June 2025

Expressions of interest can be raised in the period up to and including 1st July 2025

Orbit will invite interested contractors to be a Participant, having considered the Basic Information provided at any point up to 7th July 2025

the MS Teams calls are intended to be held with Participants in the period from 11th June 2025 to 9th July 2025, and will be arranged with each Participant directly.

Orbit will not use any information given to them in this process in evaluating any subsequent tender submissions at any stage in the process. No Participant may cross-refer to any statement or qualification made as part of their response to this Engagement without raising it explicitly as part of any subsequent Procurement Specific Questionnaire or tender submission for any ensuing contract.

Please respond to this notice at:

<https://procontract.due-north.com/Supplier/Advert/View?advertId=ccd3806e-d13b-f011-8136-005056b64545&fromProjectDashboard=False&fromRfxSummary=False&selectWorkgroup=False&fromAdvertEvent=False&fromActivityDashboard=False>

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

ORBIT GROUP LIMITED

- Companies House: IP28503R
- Public Procurement Organisation Number: PDDL-8571-LDGT

Garden Court, Harry Weston Road, Binley Business Park, Binley

Coventry

CV3 2SU

United Kingdom

Email: group.tenders@orbit.org.uk

Region: UKG33 - Coventry

Organisation type: Public authority - sub-central government