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Planning

## **Provision of Responsive Repairs and Maintenance Services, Gas and Heating Servicing, Capital Improvement Work including Major Adaptions and Retrofit Works to Council Housing Stock**

Birmingham City Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-035823

Procurement identifier (OCID): ocids-h6vhtk-03925f

Published 19 December 2022, 12:06pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Birmingham City Council

10 Woodcock Street

Birmingham

B4 7WB

#### **Contact**

Lucy Ford

#### **Email**

[lucy.ford@birmingham.gov.uk](mailto:lucy.ford@birmingham.gov.uk)

#### **Country**

United Kingdom

**NUTS code**

UKG3 - West Midlands

**Internet address(es)**

Main address

[www.birmingham.gov.uk](http://www.birmingham.gov.uk)

Buyer's address

[www.in-tendhost.co.uk/birminghamcc](http://www.in-tendhost.co.uk/birminghamcc)

**I.3) Communication**

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

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Provision of Responsive Repairs and Maintenance Services, Gas and Heating Servicing, Capital Improvement Work including Major Adaptions and Retrofit Works to Council Housing Stock

Reference number

P0787

#### II.1.2) Main CPV code

- 45300000 - Building installation work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

This prior information notice is for Information only and is being published on a strictly voluntary basis. This is not a call for competition. Birmingham City Council is seeking to appoint two Contractors (one for each lot) for the provision of responsive repair and maintenance services, gas and heating servicing and capital improvement work programmes (including major adaptations and retrofit works) relating to the Council's housing stock. We invite all interested contractors to a virtual suppliers' information event via MS Teams on the 24th January 2023 from 10:00 to 12:00 GMT. To book a place at this event, please complete the online booking form by no later than 5.00 p.m. on Monday 23rd January 2023 by copying and pasting the following web link into your web browser: <https://forms.office.com/e/9hDpgcuarT> This event will take place virtually with further information being sent nearer the time. A maximum of two representatives per organisation will be able to attend.

#### II.1.5) Estimated total value

Value excluding VAT: £1,400,000,000

#### II.1.6) Information about lots

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 1

## **II.2) Description**

### **II.2.1) Title**

Lot 1: North, West and East

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services
- 51100000 - Installation services of electrical and mechanical equipment
- 71600000 - Technical testing, analysis and consultancy services
- 50530000 - Repair and maintenance services of machinery
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 51510000 - Installation services of general-purpose machinery and equipment
- 09330000 - Solar energy
- 50850000 - Repair and maintenance services of furniture

### **II.2.3) Place of performance**

NUTS codes

- UKG3 - West Midlands

Main site or place of performance

Birmingham

### **II.2.4) Description of the procurement**

Birmingham City Council is the largest local authority in Europe and one of the largest social landlords in the country with a stock portfolio of approximately 60,000 properties. The Council wishes to establish a contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; cyclical repairs; planned maintenance and improvement programmes; retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations;

inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support. The scope of the gas and heating installations, servicing and maintenance workstream will include providing an annual service to all appliances, in line with the Council's statutory obligation. The specification requires a full service and not just a safety check and to carry out all gas and heating repairs and supplying and fitting any parts. Obsolete boilers are currently replaced at the discretion of the Council through its capital programme. The Call Management function will be carried out by the Council's in-house corporate contact centre function supported by Contractors with an out of hours service. Contractors will be expected to work with the in-house service and interface with its systems to provide an effective repair reporting facility. The contract will be for a period of five years with the option to extend for one further period of five years. The Council will be using bespoke contract terms, which will contain a no-fault break clause provision. Pricing will be based on a 'price per' approach (PPP/ PPV/ PPGH), with a limited set of exclusions, a basket rates for planned works and standalone projects separately priced. The contract will be split into two lots, which will be split geographically. The Council intends to award a contract for each lot, with each lot to be awarded to a different contractor. Organisations may bid for one or more lots.

## **II.2) Description**

### **II.2.1) Title**

Lot 2: South

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services
- 51100000 - Installation services of electrical and mechanical equipment
- 71600000 - Technical testing, analysis and consultancy services
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 51510000 - Installation services of general-purpose machinery and equipment
- 09330000 - Solar energy
- 50850000 - Repair and maintenance services of furniture

### **II.2.3) Place of performance**

NUTS codes

- UKG3 - West Midlands

Main site or place of performance

Birmingham

### **II.2.4) Description of the procurement**

Birmingham City Council is the largest local authority in Europe and one of the largest social landlords in the country with a stock portfolio of approximately 60,000 properties. The Council wishes to establish a contract to provide a day to day repair service, (including 24 hours cover for emergency repairs); repair work to void properties prior to re-letting; cyclical repairs; planned maintenance and improvement programmes; retrofit works to the Council's housing stock to reduce carbon impact, disabled adaptations; inspection services; planning supervisor services; design specification; work planning and quality control, together with customer relations and the appropriate financial and administrative support. The scope of the gas and heating installations, servicing and maintenance workstream will include providing an annual service to all appliances, in line with the Council's statutory obligation. The specification requires a full service and not just a safety check and to carry out all gas and heating repairs and supplying and fitting any parts. Obsolete boilers are currently replaced at the discretion of the Council through its capital programme. The Call Management function will be carried out by the Council's in-house corporate contact centre function supported by Contractors with an out of hours service. Contractors will be expected to work with the in-house service and interface with its systems to provide an effective repair reporting facility. The contract will be for a period of five years with the option to extend for one further period of five years. The Council will be using bespoke contract terms, which will contain a no-fault break clause provision. Pricing will be based on a 'price per' approach (PPP/ PPV/ PPGH), with a limited set of exclusions, a basket rates for planned works and standalone projects separately priced. The contract will be split into two lots, which will be split geographically. The Council intends to award a contract for each lot, with each lot to be awarded to a different contractor. Organisations may bid for one or more lots.

### **II.3) Estimated date of publication of contract notice**

16 January 2023

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## **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