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Planning

## **Provision of Responsive Repairs and Maintenance Services and Planned Programme and Investment Works to Council Housing Stock**

BIRMINGHAM CITY COUNCIL

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-037054

Procurement identifier (OCID): ocds-h6vhtk-04b6f0

Published 15 November 2024, 2:54pm

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

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

BIRMINGHAM CITY COUNCIL

Council House, Victoria Square

BIRMINGHAM

B1 1BB

#### **Contact**

Commercial & Procurement Services

#### **Email**

[etendering@birmingham.gov.uk](mailto:etendering@birmingham.gov.uk)

#### **Country**

United Kingdom

**Region code**

UKG31 - Birmingham

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://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 and Planned Programme and Investment Works to Council Housing Stock

Reference number

P2247

#### 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 four Contractors (one for each lot) for the provision of responsive repair and maintenance services and planned programme and investment work relating to the Council's housing stock.

We invite all interested contractors to a suppliers' information event in-person on the 10th December 2024 from 11:00 to 12:30 GMT (arrival from 10.30) at Harvestfields Centre, Harvestfields Way, Roughley, Sutton Coldfield B75 5TJ. The Council may change this to an online virtual event if this is deemed necessary.

To book a place at this event, please complete the online booking form by no later than 5.00 p.m. on Tuesday 3rd December 2024 by copying and pasting the following web link into your web browser:

[https://forms.office.com/Pages/ResponsePage.aspx?id=Z86aaeTSzUuzA9K74rm78WaZjyJQhqdmv9qbgpTTI\\_FUQIVKREkxQjdCUkNRSURZSEtRQ1BKOVZRZTi4u](https://forms.office.com/Pages/ResponsePage.aspx?id=Z86aaeTSzUuzA9K74rm78WaZjyJQhqdmv9qbgpTTI_FUQIVKREkxQjdCUkNRSURZSEtRQ1BKOVZRZTi4u)

A maximum of three representatives per organisation will be able to attend.

#### II.1.5) Estimated total value

Value excluding VAT: £2,984,425,425

### **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: East

Lot No

1

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

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKG31 - 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 59,000 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 10 years with the option to extend for one further period of five years.

The Council will be using the TAC-1 standard form of contract, 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.

The contract will be split into four 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: North

Lot No

2

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

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKG31 - 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 59,000 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 10 years with the option to extend for one further

period of five years.

The Council will be using the TAC-1 standard form of contract, 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.

The contract will be split into four 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 3: South

Lot No

3

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

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKG31 - 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 59,000 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 10 years with the option to extend for one further period of five years.

The Council will be using the TAC-1 standard form of contract, 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.

The contract will be split into four 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 4: West Central

Lot No

4

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

- 09332000 - Solar installation
- 45400000 - Building completion work
- 50510000 - Repair and maintenance services of pumps, valves, taps and metal containers
- 50530000 - Repair and maintenance services of machinery
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50850000 - Repair and maintenance services of furniture
- 51510000 - Installation services of general-purpose machinery and equipment
- 71000000 - Architectural, construction, engineering and inspection services

**II.2.3) Place of performance**

NUTS codes

- UKG31 - 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 59,000 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 10 years with the option to extend for one further period of five years.

The Council will be using the TAC-1 standard form of contract, 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.

The contract will be split into four 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**

3 January 2025

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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