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Tender

Commercial Gas servicing and Repairs

IRWELL VALLEY HOUSING ASSOCIATION LIMITED

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

Notice identifier: 2025/S 000-043863

Procurement identifier (OCID): ocds-h6vhtk-056579

Published 29 July 2025, 1:27pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The notice was reserved for suppliers from Greater Manchester, SMEs and VCSEs. This reservation has now been removed.

Scope

Description

Irwell Valley Homes is seeking to appoint a contractor to deliver Gas Servicing and Repair

services across all its communal gas heating and hot water systems, with an estimated annual value of between £26K and £30K. The contract will be let for an initial 2-year term, with the option to extend by a further 1-year.

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 Irwell Valley Homes gas installations and Plant rooms.

Irwell Valley Homes has approximately 27 residential schemes and commercial properties which will fall under this contract.

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

- Commercial and Communal Landlord annual gas safety check;
- Commercial gas boiler and heating repairs; and
- Commercial and Communal gas boiler servicing
- Supplementary repairs to other water systems, valves, pumps, etc
- PPM checks on HIU and associated equipment.
- Testing of smoke detectors
- Electrical Testing in Plant Rooms
- Annual servicing and maintenance mains unvented hot water cylinders
- 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,

- Commercial gas boiler installations including heating systems, controls and all pipework.
- Servicing and maintenance to air source heat pumps

Total value (estimated)

- £85,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 15 September 2025 to 15 September 2027
- Possible extension to 15 September 2028
- 3 years, 1 day

Description of possible extension:

There is an option for a 1 year extension to this contract, and can be used if: -

- the performance and business relationship has been productive
- the service provider meets KPI's

Main procurement category

Services

CPV classifications

- 45232141 - Heating works
- 45311000 - Electrical wiring and fitting work
- 45331100 - Central-heating installation work
- 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

Contract locations

- UKD - North West (England)

Participation

This procurement is reserved for

UK suppliers

Conditions of participation

Levels of insurance cover - Suppliers will be required to self-certify whether they already have, or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover.

Health & Safety - Suppliers will be required to confirm you have arrangements in place to manage health and safety effectively and control significant risks relevant to the contract (including risks from the use of contractors, where relevant).

Modern Slavery (or equivalent) statement/document - Suppliers are to confirm that they have in place, or will have in place by the award of the contract, a modern slavery statement or equivalent.

Compliance with IVH policies - The Provider must confirm they will comply and provide the services in conjunction with IVH policies and procedures

Use of AI - The Provider must disclose any instances where AI or machine learning technologies have been used to draft written content or otherwise support the preparation of your bid submission

Supply Chain Sustainability School - IVH require all Suppliers to be an active member of the supply chain sustainability school and working towards bronze membership in year 1, with further progression throughout the contract duration

Equality, Diversity and inclusion - Suppliers are to provide details as to how they ensure that EDI is embedded within their business. A copy of the suppliers current EDI policy or statement to be provided.

RelevantSSIP membership - IVH require all contractors to hold a relevant SSIP membership

Relevant experience & contract examples - Suppliers are to provide details of similar previous contracts they have carried out in the public sector, preferably with Housing Associations.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

22 August 2025, 12:00pm

Tender submission deadline

29 August 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/irwellvalley.aspx/Home>

Tenders may be submitted electronically

Yes

Award criteria

| Name | Description | Type | Weighting |
|-------|--|------|-----------|
| Price | <p>Social value is an important part of our culture. Tenderers are asked to detail any element of Social Value that will add to the value of the contract. Irwell Valley Homes (IVH) are currently working to deliver numerous customer and supplier assisted projects across our estates, including a number supporting and assisted living partners. Please see attached social value matrix which includes IVH social value pledges and commitments. Tenderers are asked to provide details on the areas they are able to commit to per year of the contract.</p> | Cost | 40% |

| Name | Description | Type | Weighting |
|--|--|---------|-----------|
| Contract Implementation and management | This question is asking for a detailed explanation of how the Supplier will mobilise the contract to minimise disruption to the service and customer. The question also asks for details on how the Supplier will manage the process. This must include key milestones and timescales within which these are to be achieved. | Quality | 15% |
| Resources & Availability | This question is asking for detailed information on the resources you will need and/or allocate to this contract and should include whether these resources are already in place. | Quality | 15% |
| Contract delivery | This should be a detailed guide as to how the Supplier will deliver the services specified for the term of the contract. Please provide a detailed explanation of how you will deliver the contract including but not limited to relationship management. The Supplier should have a clear understanding of the needs of the customer and should be able to build and maintain strong relationships with them. | Quality | 15% |

| Name | Description | Type | Weighting |
|---------------|---|---------|-----------|
| Communication | IVH requirements for the Suppliers response to this method statement is for the Supplier to provide detailed information on the communication strategies you will employ for this contract. The supplier must be committed to providing first class communication both to customers and internal colleagues. | Quality | 10% |
| Social Value | Social value is an important part of our culture. Tenderers are asked to detail any element of Social Value that will add to the value of the contract. Irwell Valley Homes (IVH) are currently working to deliver numerous customer and supplier assisted projects across our estates, including a number supporting and assisted living partners. Please see attached social value matrix which includes IVH social value pledges and commitments. Tenderers are asked to provide details on the areas they are able to commit to per year of the contract. | Quality | 5% |

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://in-tendhost.co.uk/irwellvalley.aspx/Home>

Contracting authority

IRWELL VALLEY HOUSING ASSOCIATION LIMITED

- Companies House: IP20684R
- Public Procurement Organisation Number: PDDG-5542-GDQW

1st floor Soapworks, Colgate Lane

Salford

M5 3LZ

United Kingdom

Contact name: Rob Glaiser

Email: supplychain@irwellvalley.co.uk

Website: <https://in-tendhost.co.uk/irwellvalley.aspx/Home>

Region: UKD34 - Greater Manchester South West

Organisation type: Public authority - sub-central government