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Tender

MBC-1518 Responsive Repairs and Voids for Melton Borough Council

Melton Borough Council

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

Notice identifier: 2025/S 000-047321

Procurement identifier (OCID): ocds-h6vhtk-052b1e ([view related notices](#))

Published 8 August 2025, 2:48pm

Scope

Reference

DN776581

Description

This tender is seeking suitably competent contractor(s) to undertake various works to Melton Borough Council's Housing Stock.

This tender has been split into Lots:

Lot 1 - Day to Day Repairs

Repairs works to existing housing stock which may also include works identified by Council led HHSRS surveys or surveys instructed by the Council but undertaken by others.

Estimated annual contract value for Lot 1: £600,000 per annum

Lot 2 - Void Works

Works to make the home suitable for immediate re-occupation by a tenant at the instruction of the Council. Works undertaken will be required to meet the Melton Void Quality Standard. This Lot is not available for subcontracting; the Council wishes to work directly with a main contractor only.

Estimated annual contract value for Lot 2: £425,000 per annum

Lot 3 - Replacement Kitchens and Bathrooms

Works to provide the wholesale replacement of existing kitchens and/or bathrooms within occupied homes.

Estimated annual contract value for Lot 3: £750,000 per annum.

Lot 4 - Combination of Lots 1-3

The Council is keen to understand wider value for money options that may be available by placing all 3 Lots with a single supplier. Lot 4 is therefore a single contract option to cover the requirements of all 3 Lots.

Further information about all Lots can be obtained in the tender documentation within this tender pack.

This opportunity is published on the ProContract e-procurement portal under DN776581. The deadline for tender submissions will be 12 noon 12th September 2025.

Total value (estimated)

- £14,910,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2033

- 7 years

Description of possible extension:

Extension of the services will be based on contract performance and availability of budget.

Main procurement category

Works

CPV classifications

- 45211300 - Houses construction work
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services

Contract locations

- UKF22 - Leicestershire CC and Rutland

Lot constraints

Maximum number of lots a supplier can bid for: 3

Maximum number of lots a supplier can be awarded: 3

Description of how multiple lots may be awarded:

Suppliers can opt to bid for a single lot or a combination of up to 2 lots. Alternatively, if a supplier wishes to bid for all 3 lots they can do so by applying for Lot 4 - Combined Lot.

Lot 1. Day to Day Repairs

Description

Under this LOT the Contractor shall receive Works Orders of varying values to undertake repair Works to the existing housing stock. This may also include Works identified under the Council's own HHSRS surveys, or surveys instructed by the council and undertaken by others. Some of the Works will require attendance within 24 hours (emergency), whilst the remainder will vary in stipulated timescales for completion. It is a specific requirement of this LOT that bidding contractors have a facility for receiving Works Orders during core hours (9am-5pm) but also at periods outside of this. The out of hours service can be contracted out, but it is a pre-requisite of this contract that any call handling centre is UK-based, and conversant with the types of calls and Works that are expected.

Bidders should be mindful of the Council's Damp and Mould policy and the timeframes for responding, in line with up-coming changes in legislation. More broadly, bidders should be aware of the necessity for Melton Borough Council to adhere to Awaab's law and future changes to legislation in this regard.

The Council instructs in the region of 5,000 responsive repairs per annum

Estimated annual value is Circa £600,000 per annum

Lot value (estimated)

- £5,040,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Void Works

Description

Upon receipt of instruction, the supplier would be required to undertake the Works identified to the home within the timescale stipulated. These works are intended to make the home suitable for immediate re-occupation by a tenant, within specified timeframes, and meet the Melton Void Quality Standard.

Estimated annual value is Crica £425,000 per annum

The Council wishes to work directly with a bidder on this workstream, and bidders may not sub-contract this element of work (aside from specialist interventions such as Asbestos removal)

The Council manages in the region of 150 empty homes each year, so bidders should be prepared for a demand of roughly 3 voids per week.

Lot value (estimated)

- £3,570,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Replacement Kitchens and Bathrooms

Description

This LOT entails the wholesale replacement of existing kitchens and/or bathrooms within occupied homes. Joined up working, day-to-day customer liaison and communication is seen as key with this LOT.

Estimated annual value is £750,000.00 per annum. Indicative number of capital replacements are:

2026-27 - 80 Kitchens, 40 Bathrooms

27-28 - 90 Kitchens, 30 Bathrooms

28-29 - 100 Kitchens, 25 Bathrooms

Lot value (estimated)

- £6,300,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Combined Lot Option

Description

The Council is keen to understand any wider VFM that can be obtained by placing all of the above LOTS under a single supplier.

Lot value (estimated)

- £0 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section,

because they are the same for all lots.

Participation

Particular suitability

Lot 1. Day to Day Repairs

Lot 2. Void Works

Lot 3. Replacement Kitchens and Bathrooms

Lot 4. Combined Lot Option

- Small and medium-sized enterprises (SME)
 - Voluntary, community and social enterprises (VCSE)
-

Submission

Enquiry deadline

8 September 2025, 12:00pm

Tender submission deadline

12 September 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=a820923a-5b74-f011-813a-005056b64>

[545&p=527b4bbd-5c58-e511-80ef-000c29c9ba21](#)

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

6 October 2025

Award criteria

Name	Description	Type	Weighting
Quality	Quality questions	Quality	50%
Pricing	Social Value	Price	40%
Social Value	Social Value	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Technical specifications to be met

<https://www.eastmidstenders.org/>

Portal for access to tender documentation under DN776581.

<https://procontract.due-north.com/Advert?advertId=a820923a-5b74-f011-813a-005056b64545&p=527b4bbd-5c58-e511-80ef-000c29c9ba21>

Contracting authority

Melton Borough Council

- Public Procurement Organisation Number: PTMP-8573-JHVJ

Parkside

Melton Mowbray

LE13 1GH

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Welland Procurement

Summary of their role in this procurement: Buyer

- Public Procurement Organisation Number: PVMQ-1845-NYPP

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Contact organisation

Contact Welland Procurement for any enquiries.