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Tender

Karibu Community Homes- Repairs, Planned and Compliance

Karibu Community Homes

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

Notice identifier: 2025/S 000-052170

Procurement identifier (OCID): ocds-h6vhtk-058fc7

Published 28 August 2025, 5:00pm

Scope

Reference

1357

Description

Karibu Community Homes is seeking delivery partners to provide long-term, reliable services across its housing stock. The contracts will run for an initial five-year term, with options to extend annually up to a maximum of ten years. The estimated total annual value across all workstreams is c. £6.4 million. The opportunity is divided into three lots: Lot 1 - Repairs and Voids: Day-to-day responsive repairs, emergency call-outs, and works to void properties to ensure they are ready for letting. Lot 2 - Planned and Cyclical Works: Delivery of planned maintenance programmes including kitchens, bathrooms, roofing, windows and doors, cyclical decorations, EPC works, and associated component renewals. Lot 3 - Domestic Gas and Electrical Compliance Works: Statutory compliance obligations including annual gas servicing, boiler and heating maintenance and upgrades, electrical inspection and testing (EICRs), remedials, and ongoing safety compliance activities. Bidders may tender for one, two, or all three lots. However, a single bidder may be awarded a maximum of two lots, with preferences stated in the Lot Bidding Form taken

into account during the award process.

Total value (estimated)

- £64,252,000 excluding VAT
- £77,102,400 including VAT

Above the relevant threshold

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 50700000 - Repair and maintenance services of building installations
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45261900 - Roof repair and maintenance work
- 45262690 - Refurbishment of run-down buildings
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45431000 - Tiling work

- 45432000 - Floor-laying and covering, wall-covering and wall-papering work
- 45442100 - Painting work
- 45453000 - Overhaul and refurbishment 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
- 50721000 - Commissioning of heating installations
- 50730000 - Repair and maintenance services of cooler groups
- 50800000 - Miscellaneous repair and maintenance services
- 71314100 - Electrical services
- 71314300 - Energy-efficiency consultancy services
- 71315410 - Inspection of ventilation system
- 71630000 - Technical inspection and testing services

Lot constraints

Maximum number of lots a supplier can bid for: 2

Maximum number of lots a supplier can be awarded: 2

Not the same for all lots

Contract dates are shown in Lot sections, because they are not the same for all lots.

Lot LOT-0001. Lot 1- Repairs and Voids

Description

This lot covers the delivery of day-to-day responsive repairs and emergency call-outs across Karibu's housing stock, ensuring works are completed right first time and within agreed timescales. It also includes works to void properties to bring them to a lettable standard, enabling timely re-letting and minimising rental loss. Services must be delivered to consistent quality and safety standards, with a strong focus on customer satisfaction, communication, and compliance with statutory requirements.

Lot value (estimated)

- £20,690,000 excluding VAT
- £24,828,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 1 April 2036
- 10 years, 1 day

Description of possible extension:

The contract includes 5 x 1 year extensions. This equates to a potential total contract length of 10 years - including the extensions.

Same for all lots

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

Lot LOT-0002. Lot 2- Planned and Cyclical

Description

This lot covers the delivery of planned investment and cyclical maintenance programmes across Karibu's housing stock. It includes the replacement of key components such as kitchens, bathrooms and LAS rooms, roofing, windows, and doors. It also encompasses cyclical decorations, EPC improvement works, and other related component renewals. The contractor will be expected to deliver these works safely, efficiently, and to a high standard, ensuring minimal disruption to residents and compliance with all statutory and regulatory requirements.

Lot value (estimated)

- £35,292,000 excluding VAT
- £42,350,400 including VAT

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 1 April 2036
- 10 years, 1 day

Description of possible extension:

5 x 1 year optional extensions. This equates to a potential total contract length of 10 years - including optional extensions.

Same for all lots

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

Lot LOT-0003. Lot 3- Domestic Gas and Electrical Compliance

Description

This lot covers statutory compliance obligations for domestic gas and electrical safety across Karibu's housing stock. It includes annual gas servicing, boiler and heating maintenance and upgrades, and associated remedial works to maintain safe and efficient systems. It also encompasses electrical inspection and testing (EICRs), follow-on remedials, and ongoing electrical compliance activities. The provider will be required to maintain 100% compliance with safety standards, ensure accurate digital record-keeping, and deliver services in a resident-focused manner.

Lot value (estimated)

- £8,270,000 excluding VAT
- £9,924,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 1 April 2036
- 10 years, 1 day

Description of possible extension:

5 x 1 year optional extensions. This equates to a total potential contract length of 10 years - including the optional extensions

Same for all lots

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

Participation

Particular suitability

Lot LOT-0001. Lot 1- Repairs and Voids

Lot LOT-0002. Lot 2- Planned and Cyclical

Lot LOT-0003. Lot 3- Domestic Gas and Electrical Compliance

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

19 September 2025, 12:00am

Submission type

Tenders

Tender submission deadline

20 November 2025, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=97554&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 January 2026

Recurring procurement

Publication date of next tender notice (estimated): 29 August 2030

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Karibu Community Homes is seeking delivery partners to provide long-term, reliable services across its housing stock. The contracts will run for an initial five-year term, with options to extend annually up to a maximum of ten years. The estimated total annual value across all workstreams is c. £6.4 million. The opportunity is divided into three lots: Lot 1 - Repairs and Voids: Day-to-day responsive repairs, emergency call-outs, and works to void properties to ensure they are ready for letting. Lot 2 - Planned and Cyclical Works: Delivery of planned maintenance programmes including kitchens, bathrooms, roofing, windows and doors, cyclical decorations, EPC works, and associated component renewals. Lot 3 - Domestic Gas and Electrical Compliance Works: Statutory compliance obligations including annual gas servicing, boiler and heating maintenance and upgrades, electrical inspection and testing (EICRs), remedials, and ongoing safety compliance activities. Bidders may tender for one, two, or all three lots. However, a single bidder may be awarded a maximum of two lots, with preferences stated in the Lot Bidding Form taken into account during the award process. It should be noted that the notice says Bidders may only bid for 2 lots, this is not the case, as above they can bid for all 3. The FTS system only allows you to select a number less than the total number of lots.

Justification for not publishing a preliminary market engagement notice

Karibu Community Homes were satisfied that there would be sufficient interest within the market to negate the requirement to conduct preliminary market engagement. This was also coupled with a lack of time and capacity to conduct market engagement,

Contracting authority

Karibu Community Homes

- Public Procurement Organisation Number: PWGD-7379-XGXR

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Region: UKI75 - Hounslow and Richmond upon Thames

Organisation type: Public authority - sub-central government