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Planning

Multiple Responsive Repairs Contracts

Cambridge City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Description

MARKET ENGAGEMENT EVENT for Multiple Responsive Repairs Contracts

The Council has an ongoing 'Business as Usual' need to provide responsive repairs to its housing and commercial estate in support of the DLO and Property Services.

There is an increasing pressure to deliver against tight deadlines with the need to put in place robust contracts to support the services required that are expected to be provided across all the Councils portfolio of property.

The recent changes in the Procurement Law has been one of the driving forces for releasing these contracts as a significant batch. All contracts will be let using the new legislation the Procurement Act (PA23) and the Procurement Regulations 2024 (PR24).

As a result of this requirement the Council will be letting a number of long-term contracts of, most likely between five (5) and eight (8) years. It is currently anticipated there will be two main contracts of two lots each. These contracts are complex in nature. Whilst it is

expected that the main element of work will be responsive contracts and this means there will be no opportunity to batch work, there will be some minor alterations and structural improvement works that will require planning and e of a small project in nature.. Work will be allocated on an as it arrives basis and will carry various levels of urgency which will require significant demonstration of the ability to manage a contract of this kind and volume.

Contract One will be General Building Contracts North (GBCN) - covering responsive repairs across a number of general and specialist requirements, reactive maintenance including, but not limited to glazing, roofing repairs, brickwork and masonry work plastering, fencing, gates and scaffolding and general rubbish / garden clearance and removal of small sheds / lean to 's and similar temporary buildings. In addition, there may be a level of support required, at busy periods, for the in-house Direct Labour Organisation (DLO) on an as required basis and may include painting and decorating, repairs to kitchens and bathrooms, plumbing, carpentry and electrical. In addition, there will be supplementary commercial properties as well as Council run facilities, such as Community Centres on a responsive and as required basis. There will be a requirement for out-of-hours and emergency call-outs service provision. This will represent Lot1 of this contract.

Lot 2 will be the Voids Contract - this covers the refurbishment of any vacated Council owned housing in support of the DLO on an as required basis covering the requirements above and readying the property to be let to new tenants and will be the main part of the contract. It will also cover, commercial properties to a lesser extent.

Contract Two will be General Building Contract South (GBCS) and will cover all those elements laid out in GBCN above, including commercial properties and Council run facilities, again on an as required basis. This will represent Lot 1 of this contract.

Lot 2 will be the specific requirements of a Damp Mould and Condensation (DCM) together with Disrepair Case improvement works contract and will involve direct and specific detailed surveyor instructions including any follow on works.

Contract One (GBCN) and Contract Two (GBCS) must be awarded to two separate contractors. The geographical split of the two main contracts will be approximately equal in the numbers of properties and there is an expectation that this will be a three way partnership with both contractors and the Council delivering an increasingly efficient service to the residents of Cambridge City.

The overall value of these contracts is currently estimated as in excess of £40m and may even be as high as £45m. The timetables for the letting of all of these contracts is extremely tight and they must all be let, awarded and mobilised no later than March 2026.

For more information on these contracts, a presentation, and to have the opportunity to

ask questions please attend the Teams meeting scheduled for September between 14.30 and 16.00. In order to be eligible to receive the electronic invitation, please confirm your interest by registering via the portal no later than midday September.

We are excited to commence this challenging process and aim to release full tenders by no later than mid-October 2025 with Contract awards by mid-January 2026 giving approximately eight weeks to mobilise and be ready for work to be allocated by 1st April 2026.

Total value (estimated)

- £40,000,000 excluding VAT
- £48,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 1 March 2034
- 8 years

Main procurement category

Services

CPV classifications

- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKH12 - Cambridgeshire CC

Engagement

Engagement deadline

17 September 2025

Engagement process description

Date: 17 September 2025

Time: 14:30 - 16:00

Venue: on-line Teams meeting

Please send an email to procurement@cambridge.gov.uk with the subject "MARKET ENGAGEMENT EVENT for Multiple Responsive Repairs Contracts " including name of attendee and email address to send the Teams invite to.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Cambridge City Council

- Public Procurement Organisation Number: PCBT-6819-NDPJ

The Guildhall

Cambridge

CB2 1BY

United Kingdom

Email: procurement@cambridge.gov.uk

Region: UKH12 - Cambridgeshire CC

Organisation type: Public authority - sub-central government