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Contract

Procurement of a Contractor for Housing Repairs and Maintenance Works and Services Contract

Milton Keynes City Council

F03: Contract award notice

Notice identifier: 2025/S 000-054742

Procurement identifier (OCID): ocds-h6vhtk-0486ee

Published 8 September 2025, 3:36pm

Section I: Contracting authority

I.1) Name and addresses

Milton Keynes City Council

Civic Office, 1 Saxon Gate East

Milton Keynes

MK9 3EJ

Email

corporateprocurement@milton-keynes.gov.uk

Telephone

+44 1908691691

Country

United Kingdom

NUTS code

UKJ12 - Milton Keynes

Internet address(es)

Main address

<https://in-tendhost.co.uk/milton-keynes/asp/Home>

Buyer's address

<https://www.milton-keynes.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement of a Contractor for Housing Repairs and Maintenance Works and Services Contract

Reference number

2023-185

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Milton Keynes City Council (the 'Authority') invites expression of interest from suitably

qualified and experienced organisations in relation to its contract for housing repairs and maintenance works and services (•the Contract•). The Contract is to deliver a programme of both planned and reactive repairs and maintenance works across its housing stock which is made up of various residential blocks of flats, houses, maisonettes, bungalows, garages and travellers sites. The Authority is seeking a contractor to deliver the works and services in a manner that will maximise the use of the latest technology, processes and management techniques to deliver high quality services that are customer focused, right first time and provide excellent value for money for the Authority whilst supporting and enhancing the Authority's values and aims.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £475,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50800000 - Miscellaneous repair and maintenance services
- 50750000 - Lift-maintenance services
- 44221000 - Windows, doors and related items
- 45421111 - Installation of door frames
- 44115600 - Stairlifts
- 50712000 - Repair and maintenance services of mechanical building installations
- 50413200 - Repair and maintenance services of firefighting equipment
- 39190000 - Wallpaper and other coverings
- 45421110 - Installation of door and window frames
- 44221100 - Windows
- 90922000 - Pest-control services
- 44112200 - Floor coverings

- 45421140 - Installation of metal joinery except doors and windows
- 39141400 - Fitted kitchens
- 39715210 - Central-heating equipment
- 50000000 - Repair and maintenance services
- 45421130 - Installation of doors and windows
- 45311100 - Electrical wiring work
- 45421151 - Installation of fitted kitchens
- 44480000 - Miscellaneous fire-protection equipment
- 45421132 - Installation of windows
- 45421131 - Installation of doors
- 45421120 - Installation of thresholds
- 90650000 - Asbestos removal services
- 45342000 - Erection of fencing
- 50711000 - Repair and maintenance services of electrical building installations
- 50720000 - Repair and maintenance services of central heating
- 45211310 - Bathrooms construction work
- 45421112 - Installation of window frames
- 71315300 - Building surveying services
- 45430000 - Floor and wall covering work
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421100 - Installation of doors and windows and related components
- 50700000 - Repair and maintenance services of building installations
- 45420000 - Joinery and carpentry installation work
- 45262660 - Asbestos-removal work
- 51000000 - Installation services (except software)
- 39141000 - Kitchen furniture and equipment

II.2.3) Place of performance

NUTS codes

- UKJ12 - Milton Keynes

II.2.4) Description of the procurement

The procurement is for the Authority's contract for Housing Repairs and Maintenance works and services (R&M Works and Services). The Authority is seeking a single contract to deliver a programme of both planned and reactive repairs and maintenance works across its housing stock which is made up of various residential blocks of flats, houses, maisonettes, bungalows, garages and travellers sites. The Authority is conducting this procurement through the competitive procedure with negotiation in accordance with Regulation 29 of the Public Contracts Regulations 2015 (as amended) ('PCR') and will be carrying out the procurement procedure in successive stage. Further information is set out in the procurement documents. To express interest, economic operators must complete and return responses to the selection questionnaire which uses the Common Assessment Standard (the •CAS Questionnaire• or •CQ•) in accordance with the instructions set out in the procurement documents. The Authority's needs and requirements for the Contract are included in the procurement documents published with this notice. This procurement is undertaken pursuant to the competitive procedure with negotiation using an electronic tendering system. Economic operators will need to register on the portal to participate and the registration is free. All documentation is available from and all communication is to be conducted via the portal at <https://in-tendhost.co.uk/milton-keynes/> This procurement shall take place in successive stages as referenced in Regulation 29(19) of the PCR. Following submission of the completed CQs, the Authority will apply the selection criteria, as set out in the procurement documents. Based upon the selection criteria set out in the CQ, the Authority intends to shortlist and invite the top four (4) scoring economic operators to progress from the selection stage to the invitation to participate in negotiation and submission of initial tender stage provided there are sufficient economic operators that submit and pass the selection stage. Each of the economic operators shortlisted at the selection stage will be invited to submit initial tenders. Following the evaluation of the initial tenders, in accordance with the evaluation methodology set out in the procurement documents, the Authority will, either make an award based on the initial tenders or, as is the Authority's current intention, invite the economic operators to participate in negotiation. Following conclusion of the negotiation the Authority shall invite the economic operators to submit final tenders. The final tenders shall be evaluated in accordance with the evaluation methodology set out in the procurement documentation and the Authority shall make an award accordingly. The Authority reserves the right to add stages or revise this process and/or to discontinue all or part of this procurement process at any stage at any time and not to award a contract for some or all of the R&M Works and Services for which responses are invited for any reason.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The Contract Period will be for a term of 5 (five) years commencing on 05 August 2025 with an option for the Authority to extend the Contract Period for a further period of 5 (five) years on not less than 6 (six) months prior written notice to the Contractor prior to the end of the initial Contract Period.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-024203](#)

Section V. Award of contract

Contract No

2023-185

Title

Housing Repairs and Maintenance Works and Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

29 July 2025

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Mears Limited

1390, Montpellier Court Gloucester Business Park Brockworth

Gloucestershire

GL3 4AH

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

2519234

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £475,000,000

Total value of the contract/lot: £475,000,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £10,000,000

Short description of the part of the contract to be subcontracted

Some elements of the contract are subcontracted however it is difficult to estimate value as the spend is dependent on investment demand for capital and insurance works and is dictated by surveys and inspections. And revenue works are demand driven.

Section VI. Complementary information

VI.3) Additional information

The total contract award value provided in Section V.2.4 is the maximum contract value for the whole term of contract (including contingency and extensions). The spend under the contract will be affected by the volume of capital works.

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>