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Tender

Framework for Responsive Repairs & Maintenance to Domestic Properties

Cardiff Council

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

Notice identifier: 2025/S 000-055270

Procurement identifier (OCID): ocids-h6vhtk-05974e

Published 10 September 2025, 10:23am

Scope

Reference

ERFX1008672

Description

The Contracting Authority wishes to appoint two providers to deliver the Framework for Responsive Repairs & Maintenance to Domestic Properties.

Commercial tool

Establishes a framework

Total value (estimated)

- £21,600,000 excluding VAT
- £25,920,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2028
- Possible extension to 31 March 2030
- 4 years

Description of possible extension:

Option to extend for 2 x 12 months

Options

The right to additional purchases while the contract is valid.

Option to extend for 2 x 12 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKL22 - Cardiff and Vale of Glamorgan

Framework

Maximum number of suppliers

2

Maximum percentage fee charged to suppliers

0%

Framework operation description

The Framework is provided into two districts. Bidders are to tender their rates for both districts and state which district they would prefer if successful. The highest scoring bidder will have their preferred district with the second highest scoring bidder having the other district.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

3 October 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

10 October 2025, 12:00pm

Submission address and any special instructions

Tender Documents can be found and tender submissions are to be made via the Proactis Portal: <https://supplierlive.proactisp2p.com/Account/Login>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

13 March 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 September 2028

Award criteria

Name	Description	Type	Weighting
Quality	Quality 50% Community Well-Being Benefits - 10%	Quality	60.00%
Price	Cost - 40%	Cost	40.00%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Procurement Specific Questionnaire (PSQ)

Stage 2 - Invitation to Tender (ITT)

The Council reserves the right to appoint a replacement contractor in the event of the Contractor initially being appointed withdrawing from the Framework Agreement, or in the event that the Council terminates the agreement with the Contractor initially appointed. To be clear if a supplier is lost, the next highest scoring bidder will be approached with a view to them being appointed as a replacement Contractor.

Justification for not publishing a preliminary market engagement notice

This is a new generation of the Responsive Repairs & Maintenance to Domestic Properties Framework. Contusions improvement is being reviewed constantly and therefore adapt the framework when reviews happen.

Contracting authority

Cardiff Council

- Public Procurement Organisation Number: PVHP-5769-YHRQ

County Hall

Cardiff

CF10 4UW

United Kingdom

Contact name: Beverley Davies

Telephone: +442920873732

Email: bmfw@cardiff.gov.uk

Website: <http://www.cardiff.gov.uk>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - central government

Devolved regulations that apply: Wales