

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/056496-2025>

Tender

## Planned Investment Works Framework

MAGENTA LIVING

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

Notice identifier: 2025/S 000-056496

Procurement identifier (OCID): ocds-h6vhtk-0518d5

Published 15 September 2025, 11:33am

This is an old version of this notice. [View the latest version](#).

## Scope

## Reference

ML 2025 022

## Description

The Planned Investment Works Framework will deliver planned investment works to ML stock which consist of Houses, Bungalows, Flats and Extra Care Living Scheme.

The structure of the Framework will be Lot specific covering the following scope of works and lots

1PI Energy Efficiency Measures

2PI Roofing

3PI Windows & Doors

4PI Kitchens & Bathrooms

5PI Electrical

6PI Internal and External Paint and Repair

7PI External Works (Groundworks, fencing, pointing etc.)

8PI Heating - Domestic

9PI Heating Commercial

10PI Whole House Lot

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £70,000,000 excluding VAT
- £84,000,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 1 April 2026 to 31 March 2030
- 4 years

## **Main procurement category**

Works

## **Contract locations**

- UKD6 - Cheshire
- UKD7 - Merseyside

## **Not the same for all lots**

CPV classifications are shown in Lot sections, because they are not the same for all lots.

---

## **Lot 1PI (was 1). Energy Efficiency Measures**

### **Description**

This Lot encompass various measures that are attributed to Energy Efficiency External Wall Insulation , Cavity Wall Insulation, Internal Wall Insulation, Eco Heating ASHP, Loft Insulation, Solar PV.

The amount works required will be specified at Call-Off Stage.

### **Lot value (estimated)**

- £1,666,666 excluding VAT
- £2,000,000 including VAT

Framework lot values may be shared with other lots

## CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work

## Same for all lots

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

---

## Lot 2PI. Roofing

### Description

This Lot encompasses all aspects of pitched and flat roofing, roofline works, rainwater goods, loft insulation and scaffolding. The volume works required will be specified at Call-Off Stage.

### Lot value (estimated)

- £6,666,666 excluding VAT
- £8,000,000 including VAT

Framework lot values may be shared with other lots

## CPV classifications

- 45000000 - Construction work

## Same for all lots

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

---

## **Lot 3PI. Windows and Doors**

### **Description**

This lot encompasses the Renewal of windows (UPVC), Doors, Composite Doors and UPVC cladding replacement. The volume of works required will be specified at Call-Off Stage.

### **Lot value (estimated)**

- £2,166,666 excluding VAT
- £2,600,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45000000 - Construction work

### **Same for all lots**

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

---

## **Lot 4PI. Kitchens and Bathrooms**

## **Description**

This lot encompasses Planned Investment upgrades of Kitchen and Bathroom including adaptations. The work scope incorporates sanitary fittings, flooring , tiling , plastering, electrical wiring and kitchen installation.The volume of works required will be specified at Call-Off Stage.

## **Lot value (estimated)**

- £26,666,666 excluding VAT
- £32,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45000000 - Construction work

## **Same for all lots**

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

---

## **Lot 5PI. Rewires (Electrical)**

## **Description**

This lot encompasses electrical rewires to domestic properties and communal areas with blocks of Flats. The volume of works required will be specified at Call-Off Stage.

## **Lot value (estimated)**

- £4,166,666 excluding VAT
- £5,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45000000 - Construction work

## **Same for all lots**

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

---

## **Lot 6PI. Internal and External Paint and Repair**

### **Description**

This lot encompasses all aspects of external and internal decoration, as well as any associated trades and minor repairs in conjunction with the Repair & Paint programmes required. The volume of works required will be specified at Call-Off Stage.

### **Lot value (estimated)**

- £5,000,000 excluding VAT
- £6,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45000000 - Construction work

## Same for all lots

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

---

## Lot 7PI. External Repairs

### Description

This lot encompasses external major repairs which include Pointing, External Wall Repairs, Render Repairs, Groundwork's and Fencing Renewal. The volume of works required will be specified at Call-Off Stage

### Lot value (estimated)

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Framework lot values may be shared with other lots

### CPV classifications

- 45000000 - Construction work

## Same for all lots

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

---

## **Lot 8PI. Domestic Heating Systems**

### **Description**

This lot encompasses Planned Investment Works programmes for full Gas Central Heating Renewals. The volume of works required will be specified at Call-Off Stage

### **Lot value (estimated)**

- £4,583,333 excluding VAT
- £5,500,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45000000 - Construction work

### **Same for all lots**

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

---

## **Lot 9PI. Commercial Heating Systems**

### **Description**

This lot encompasses Communal Heating System Renewals including partial upgrades and full renewal including dwellings with a block. The volume of works required will be specified at Call-Off Stage.

## **Lot value (estimated)**

- £1,666,666 excluding VAT
- £2,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45000000 - Construction work

## **Same for all lots**

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

---

## **Lot 10PI. Whole House/Block**

### **Description**

This lot encompasses where more than one scope of Planned Investments are required sequentially at the same location. Scope of works within this lot include Roofing, Windows and Doors, Kitchens and Bathrooms, Electrical and other associated works may be required. Work required will be a combination of the above scopes. The volume of works required will be specified at Call-Off Stage.

## **Lot value (estimated)**

- £8,333,333 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45000000 - Construction work

## **Same for all lots**

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

---

## **Framework**

### **Maximum number of suppliers**

4

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

The completed price schedules for each Lot will be used to evaluate and appoint Contractors on to the Framework and will form the basis of the pricing for the commencement of the Framework (Framework Base Rates). All pricing submitted is deemed to be a ceiling rate and will apply where a Direct Award is undertaken. At Mini-Competition stage Contractors will be able to discount these rates based on volume and requirements of an individual Call Off Contract but will not be able to increase rates.

Please refer to tender document for further information Schedule 7 Framework Agreement-Schedule 4 Work Allocation Procedure for details of the Call-Off Award Procedure (direct award and competitive selection processes for the award of contracts under this

framework.)

\*\*Please note where Maximum number of suppliers on the notice states 4 , this will be the four (4) topped ranked Providers for each Lot. However, Magenta Living reserves the right to increase the number of Providers appointed if their scores are closely placed around the cut-off point refer to detail the ITT document for further information

## **Award method when using the framework**

Either with or without competition

## **Contracting authorities that may use the framework**

Establishing party only

---

## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot 1PI (was 1). Energy Efficiency Measures**

**Lot 2PI. Roofing**

**Lot 3PI. Windows and Doors**

**Lot 4PI. Kitchens and Bathrooms**

**Lot 5PI. Rewires (Electrical)**

**Lot 6PI. Internal and External Paint and Repair**

**Lot 7PI. External Repairs**

**Lot 8PI. Domestic Heating Systems**

**Lot 9PI. Commercial Heating Systems**

**Lot 10PI. Whole House/Block**

The conditions of participation relating to financial capacity are set out in the ITT and in the Tender Response Questionnaire (TRQ) which includes the procurement specific questionnaire (PSQ). The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the ITT and TRQ.

## **Technical ability conditions of participation**

**Lot 1PI (was 1). Energy Efficiency Measures**

**Lot 2PI. Roofing**

**Lot 3PI. Windows and Doors**

**Lot 4PI. Kitchens and Bathrooms**

**Lot 5PI. Rewires (Electrical)**

**Lot 6PI. Internal and External Paint and Repair**

**Lot 7PI. External Repairs**

**Lot 8PI. Domestic Heating Systems**

**Lot 9PI. Commercial Heating Systems**

**Lot 10PI. Whole House/Block**

The conditions of participation relating to technical capability are set out in the ITT and in the Tender Response Questionnaire (TRQ) which includes the procurement specific questionnaire (PSQ). The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the in the ITT and TRQ.

## **Particular suitability**

**Lot 1PI (was 1). Energy Efficiency Measures**

**Lot 2PI. Roofing**

**Lot 3PI. Windows and Doors**

**Lot 4PI. Kitchens and Bathrooms**

**Lot 5PI. Rewires (Electrical)**

**Lot 6PI. Internal and External Paint and Repair**

**Lot 7PI. External Repairs**

**Lot 8PI. Domestic Heating Systems**

**Lot 9PI. Commercial Heating Systems**

**Lot 10PI. Whole House/Block**

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

---

## **Submission**

### **Enquiry deadline**

1 October 2025, 5:00pm

### **Tender submission deadline**

13 October 2025, 1:00pm

### **Submission address and any special instructions**

Suppliers wishing to submit a tender for this requirement must download and read the ITT documentation via the Magenta Living e-sourcing portal <https://procontract.due-north.com/Register> (<https://procontract.due-north.com/Register>) Project Id: DN773720, and follow instructions for completion and

submission of tender responses. You must be registered on the system to be able to respond. You can register, free of charge.

If you have any technical difficulties accessing the information please contact the ProContract-esourcinghelpdesk on 0330 005 0352 or email Proactis supplier support

[procontractsuppliers@proactis.com](mailto:procontractsuppliers@proactis.com)

Award criteria is as stated in the Invitation to Tender documents.

Supplier guidance on how to respond to tenders/download and upload documents/complete your tender return can be found on the Pro-Contract site under the 'Help' button and via help guides.

<https://supplierhelp.due-north.com/ProContract> Version3 Help.html?HowtoGuides.html

(<https://supplierhelp.duenorth.com/ProContract> Version3 Help.html?HowToGuides.html)

If you have any technical difficulties accessing the information please contact the helpdesk

via emailing Proactis Supplier Support at [procontractsuppliers@proactis.com](mailto:procontractsuppliers@proactis.com)

Please log any queries regarding this procurement via the e-tendering portal. Direct emails to

Magenta Living staff or telephone calls will not be accepted

Bidders are responsible for ensuring that their Tender has been successfully completed prior

to the Tender submission deadline. Tenders must be submitted via the e-tendering portal.

Tenders submitted by any other means will not be accepted.

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

2 March 2026

---

## Award criteria

Name	Description	Type	Weighting
Method Statement Questions (Quality Questions)	Refer to ITT document for further details of the assessment criteria.	Quality	55%
Price	Refer to ITT document for further details of the assessment criteria for each Lot.	Price	40%
Social Value Matrix	Refer to ITT document for further details of the assessment criteria.	Quality	5%

---

## Other information

### Conflicts assessment prepared/revised

Yes

---

## Procedure

### Procedure type

Open procedure

---

## Contracting authority

### **MAGENTA LIVING**

- Companies House: 04912562
- Public Procurement Organisation Number: PXY-5613-ZTLY

Partnership Building

Birkenhead

CH41 5AA

United Kingdom

Contact name: Eve Fenlon

Email: [procurement@magenta.org.uk](mailto:procurement@magenta.org.uk)

Website: <https://www.magentaliving.org.uk/>

Region: UKD74 - Wirral

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)