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Tender

Planned Investment Works Framework

MAGENTA LIVING

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

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Changes to notice

This notice has been edited. The [previous version](#) is still available.

Tender clarification deadline date and tender submission date have both been extended

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

4P1Kitchens & 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 2Pl. 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 8Pl. 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

7 October 2025, 5:00pm

Tender submission deadline

17 October 2025, 2:00pm

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) ([https://procontract.due-](https://procontract.due-north.com/Register)

[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

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](https://supplierhelp.due-north.com/ProContractVersion3Help.html?HowtoGuides.html) Version3 Help.html?HowtoGuides.html

([https://supplierhelp.duenorth.com/ProContract](https://supplierhelp.duenorth.com/ProContractVersion3Help.html?HowToGuides.html) 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

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: PXCY-5613-ZTLY

Partnership Building

Birkenhead

CH41 5AA

United Kingdom

Contact name: Eve Fenlon

Email: procurement@magenta.org.uk

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

Region: UKD74 - Wirral

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