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Tender

# Repairs, Maintenance and Empty Homes

#### **ORBIT GROUP LIMITED**

UK4: Tender notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-065159

Procurement identifier (OCID): ocds-h6vhtk-05147c

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## **Scope**

# **Description**

Orbit is seeking to procure solutions for its Repairs, Maintenance and Empty Homes requirements (the Works), to its housing stock in the Midlands, South and East of England.

Orbit intend to award 2 contracts per region, with responsibilities divided between the contractors as follows:

- Minor Repairs & Empty Homes, or "Workstream 1"
- Major Repairs & Overflow, or "Workstream 2"

The contracts will be for an initial term of of five (5) years with option to extend for a period of two (2) periods of one (1) year, giving a total of seven (7) years.

The estimated contract value for all Lots across both Workstreams for the maximum seven (7) years is £228.9million.

The scope of the Works includes, but is not limited to:

- Emergency Repairs; requiring emergency attendance in 4 hours or 24 hours to make safe or carry out repairs, such as uncontainable leaks and security or health and safety concerns.
- Routine Repairs; day-to-day maintenance work, including emergency and urgent works.
- Statutory and other regulated works; this workstream requires the capability to remove an associated risk within 24hrs of a report.
- Major Repairs; more than a routine repair, normally requiring more than three trades and more time to complete the job.
- Empty Homes Repairs; including preparation of the empty property for new customers and refurbishment where required.
- Damp and Mould Works; specified works to be carried out in accordance with Awaab's Law time limits.

## **Total value (estimated)**

• £228,900,000 including VAT

Above the relevant threshold

## Contract dates (estimated)

- 1 April 2027 to 31 March 2032
- Possible extension to 31 March 2034
- 7 years

Description of possible extension:

The contracts will be for an initial term of of five (5) years with option to extend for a period of two (2) periods of one (1) year, giving a total of seven (7) years. Any extension will be

made at Orbit's sole discretion and will depend (amongst other things) on contractor performance and customer satisfaction.

### Main procurement category

Works

#### **CPV** classifications

- 45300000 Building installation work
- 50000000 Repair and maintenance services

#### Lot constraints

Maximum number of lots a supplier can be awarded: 5

Description of how multiple lots may be awarded:

- Bids can be made by a bidder for all lots.
- A bidder cannot be awarded both "Minor Repairs & Empty Homes" and "Major Repairs & Overflow" for the same region, i.e. a bidder can be awarded Lot 1 and Lot 7, but cannot be awarded Lot 1 and Lot 6, as these relate to the same geography.
- A bidder can be awarded more than one region/lot under either "Minor Repairs & Empty Homes" or "Major Repairs & Overflow".
- Lots will be allocated in numerical order, i.e. a successful bidder in both Lot 1 and Lot 6 will only be awarded Lot 1.
- As a result of the above, the maximum number of lots a bidder can win is 5

Further details will be set out in the Descriptive Document.

# Lot 1. Minor Repairs & Empty Homes - Region 1 (Stratford & South Midlands)

### **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 1" in "Region 1" are envisaged to include:

- Emergency Repairs; requiring emergency attendance in 4 hours or 24 hours to make safe or carry out repairs, such as uncontainable leaks and security or health and safety concerns.
- Routine Repairs; day-to-day maintenance work, including emergency and urgent works.
- Statutory and other regulated works; this workstream requires the capability to remove an associated risk within 24hrs of a report.
- Minor Repairs & Empty Homes Repairs; including preparation of the empty property for new customers and refurbishment where required.
- Damp and Mould Works; specified works to be carried out in accordance with Awaab's Law time limits.

# Lot value (estimated)

• £46,200,000 including VAT

#### Same for all lots

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

# Lot 2. Minor Repairs & Empty Homes - Region 2 (Central & East Midlands)

## **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 1" in "Region 2" are envisaged to include:

- Emergency Repairs; requiring emergency attendance in 4 hours or 24 hours to make safe or carry out repairs, such as uncontainable leaks and security or health and safety concerns.
- Routine Repairs; day-to-day maintenance work, including emergency and urgent works.
- Statutory and other regulated works; this workstream requires the capability to remove an associated risk within 24hrs of a report.
- Empty Homes Repairs; including preparation of the empty property for new customers and refurbishment where required.
- Damp and Mould Works; specified works to be carried out in accordance with Awaab's Law time limits.

# Lot value (estimated)

• £51,100,000 including VAT

#### Same for all lots

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

# Lot 3. Minor Repairs & Empty Homes - Region 3 (East Anglia)

## **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 1" in "Region 3" are envisaged to include:

- Emergency Repairs; requiring emergency attendance in 4 hours or 24 hours to make safe or carry out repairs, such as uncontainable leaks and security or health and safety concerns.
- Routine Repairs; day-to-day maintenance work, including emergency and urgent works.
- Statutory and other regulated works; this workstream requires the capability to remove an associated risk within 24hrs of a report.
- Empty Homes Repairs; including preparation of the empty property for new customers and refurbishment where required.
- Damp and Mould Works; specified works to be carried out in accordance with Awaab's Law time limits.

## Lot value (estimated)

£26,600,000 including VAT

#### Same for all lots

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

# Lot 4. Minor Repairs & Empty Homes - Region 4 (London & Bexley)

# **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 1" in

"Region 4" are envisaged to include:

- Emergency Repairs; requiring emergency attendance in 4 hours or 24 hours to make safe or carry out repairs, such as uncontainable leaks and security or health and safety concerns.
- Routine Repairs; day-to-day maintenance work, including emergency and urgent works.
- Statutory and other regulated works; this workstream requires the capability to remove an associated risk within 24hrs of a report.
- Empty Homes Repairs; including preparation of the empty property for new customers and refurbishment where required.
- Damp and Mould Works; specified works to be carried out in accordance with Awaab's Law time limits.

## Lot value (estimated)

• £40,600,000 including VAT

#### Same for all lots

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

# Lot 5. Minor Repairs & Empty Homes - Region 5 (Sussex, Surrey & South)

# Description

The Works in detail that will fall within scope of the procurement for "Workstream 1" in "Region 5" are envisaged to include:

• Emergency Repairs; requiring emergency attendance in 4 hours or 24 hours to make safe or carry out repairs, such as uncontainable leaks and security or health and safety

#### concerns.

- Routine Repairs; day-to-day maintenance work, including emergency and urgent works.
- Statutory and other regulated works; this workstream requires the capability to remove an associated risk within 24hrs of a report.
- Empty Homes Repairs; including preparation of the empty property for new customers and refurbishment where required.
- Damp and Mould Works; specified works to be carried out in accordance with Awaab's Law time limits.

## Lot value (estimated)

• £37,800,000 including VAT

#### Same for all lots

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

# Lot 6. Major Repairs & Overflow - Region 1 (Stratford & South Midlands)

# **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 2" in "Region 1" are envisaged to include:

- Major Repairs; more than a routine repair, normally requiring more than three trades and more time to complete the job.
- Orbit have determined that in order to ensure excellent service for our customers in line with our Commitments and Values, an "Overflow Model" is preferred.

The "Overflow Model" will allow Orbit to divert 'core trade' and voids works from the "Workstream 1"/Minor Repairs & Empty Homes contractor (Lots 1-5) to the "Workstream 2"/Major Repairs & Overflow contractor (Lots 6-10) in cases of high levels of work in progress or poor performance that present a threat to our ambitions and objectives.

This is proposed to ensure the best experience for our customers and in recognition that there may be peaks in activity which challenge Provider's resource models.

## Lot value (estimated)

• £6,300,000 including VAT

#### Same for all lots

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

# Lot 7. Major Repairs & Overflow - Region 2 (Central & East Midlands)

# **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 2" in "Region 2" are envisaged to include:

- Major Repairs; more than a routine repair, normally requiring more than three trades and more time to complete the job.
- Orbit have determined that in order to ensure excellent service for our customers in line with our Commitments and Values, an "Overflow Model" is preferred.

The "Overflow Model" will allow Orbit to divert 'core trade' and voids works from the "Workstream 1"/Minor Repairs & Empty Homes contractor (Lots 1-5) to the "Workstream 2"/Major Repairs & Overflow contractor (Lots 6-10) in cases of high levels of work in progress or poor performance that present a threat to our ambitions and objectives.

This is proposed to ensure the best experience for our customers and in recognition that there may be peaks in activity which challenge Provider's resource models.

## Lot value (estimated)

• £7,000,000 including VAT

#### Same for all lots

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

# Lot 8. Major Repairs & Overflow - Region 3 (East Anglia)

## **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 2" in "Region 3" are envisaged to include:

- Major Repairs; more than a routine repair, normally requiring more than three trades and more time to complete the job.
- Orbit have determined that in order to ensure excellent service for our customers in line with our Commitments and Values, an "Overflow Model" is preferred.

The "Overflow Model" will allow Orbit to divert 'core trade' and voids works from the "Workstream 1"/Minor Repairs & Empty Homes contractor (Lots 1-5) to the "Workstream 2"/Major Repairs & Overflow contractor (Lots 6-10) in cases of high levels of work in progress or poor performance that present a threat to our ambitions and objectives.

This is proposed to ensure the best experience for our customers and in recognition that there may be peaks in activity which challenge Provider's resource models.

## Lot value (estimated)

• £2,100,000 including VAT

#### Same for all lots

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

# Lot 9. Major Repairs & Overflow - Region 4 (London & Bexley)

## **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 2" in "Region 4" are envisaged to include:

- Major Repairs; more than a routine repair, normally requiring more than three trades and more time to complete the job.
- Orbit have determined that in order to ensure excellent service for our customers in line with our Commitments and Values, an "Overflow Model" is preferred.

The "Overflow Model" will allow Orbit to divert 'core trade' and voids works from the "Workstream 1"/Minor Repairs & Empty Homes contractor (Lots 1-5) to the "Workstream 2"/Major Repairs & Overflow contractor (Lots 6-10) in cases of high levels of work in progress or poor performance that present a threat to our ambitions and objectives.

This is proposed to ensure the best experience for our customers and in recognition that there may be peaks in activity which challenge Provider's resource models.

# Lot value (estimated)

£6,300,000 including VAT

#### Same for all lots

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

# Lot 10. Major Repairs & Overflow - Region 5 (Sussex, Surrey & South)

## **Description**

The Works in detail that will fall within scope of the procurement for "Workstream 2" in "Region 5" are envisaged to include:

- Major Repairs; more than a routine repair, normally requiring more than three trades and more time to complete the job.
- Orbit have determined that in order to ensure excellent service for our customers in line with our Commitments and Values, an "Overflow Model" is preferred.

The "Overflow Model" will allow Orbit to divert 'core trade' and voids works from the "Workstream 1"/Minor Repairs & Empty Homes contractor (Lots 1-5) to the "Workstream 2"/Major Repairs & Overflow contractor (Lots 6-10) in cases of high levels of work in progress or poor performance that present a threat to our ambitions and objectives.

This is proposed to ensure the best experience for our customers and in recognition that there may be peaks in activity which challenge Provider's resource models.

# Lot value (estimated)

• £4,900,000 including VAT

#### Same for all lots

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

# **Participation**

### Particular suitability

- Lot 1. Minor Repairs & Empty Homes Region 1 (Stratford & South Midlands)
- Lot 2. Minor Repairs & Empty Homes Region 2 (Central & East Midlands)
- Lot 3. Minor Repairs & Empty Homes Region 3 (East Anglia)
- Lot 4. Minor Repairs & Empty Homes Region 4 (London & Bexley)
- Lot 5. Minor Repairs & Empty Homes Region 5 (Sussex, Surrey & South)
- Lot 6. Major Repairs & Overflow Region 1 (Stratford & South Midlands)
- Lot 7. Major Repairs & Overflow Region 2 (Central & East Midlands)
- Lot 8. Major Repairs & Overflow Region 3 (East Anglia)
- Lot 9. Major Repairs & Overflow Region 4 (London & Bexley)
- Lot 10. Major Repairs & Overflow Region 5 (Sussex, Surrey & South)

Small and medium-sized enterprises (SME)

## **Submission**

## **Enquiry deadline**

29 October 2025, 12:00pm

# **Submission type**

Requests to participate

## Deadline for requests to participate

5 November 2025, 12:00pm

## Submission address and any special instructions

All tender documents will be made available via the ProContract portal: <a href="https://procontract.due-north.com/Login">https://procontract.due-north.com/Login</a>

## Tenders may be submitted electronically

Yes

## Languages that may be used for submission

English

# **Award decision date (estimated)**

31 July 2026

# **Recurring procurement**

Publication date of next tender notice (estimated): 30 September 2030

## **Award criteria**

Name	Туре	Weighting
Quality	Quality	70%
Price	Price	30%

## Other information

## Conflicts assessment prepared/revised

Yes

## **Procedure**

## **Procedure type**

Competitive flexible procedure

# Competitive flexible procedure description

Orbit will undertake an initial shortlisting stage for all of the expressions of interest received.

The top 5 bidders per Lot will then receive the full tender pack, to submit an initial bid.

Orbit will conduct the Competitive Flexible Procedure to include, but not limited to the following stages;

- 1. Shortlisting
- 2. Initial Tender Submission
- 3. Discussion Meetings
- 4. Contract Mark-Ups
- 5. Final Tender Submission

After the final evaluation on the basis of Quality at 70% and Price at 30%, bidders will be notified of the award.

# **Contracting authority**

#### **ORBIT GROUP LIMITED**

• Companies House: IP28503R

• Public Procurement Organisation Number: PDDL-8571-LDGT

Garden Court, Harry Weston Road, Binley Business Park, Binley

Coventry

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**United Kingdom** 

Email: group.tenders@orbit.org.uk

Region: UKG33 - Coventry

Organisation type: Public authority - sub-central government