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Tender

Housing Repairs and Maintenance Services

Winchester City Council

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

Notice identifier: 2025/S 000-065543

Procurement identifier (OCID): ocds-h6vhtk-05cd2c

Published 15 October 2025, 12:00pm

Scope

Reference

WCC-Lum/Property Services 001

Description

Winchester City Council is seeking to appoint a suitably qualified and experienced supplier for the provision of repairs and void property maintenance services across its housing stock. This will include day to day repairs as well as larger type repairs including disrepair and damp and mould work types. There may also be the requirement to undertake planned kitchen and bathroom replacements. The successful supplier will work in close collaboration with the Council to develop and implement preventative maintenance regimes and innovative service delivery models, in alignment with Awaab's Law and the Social Housing (Regulation) Act 2023. The Contract is anticipated to commence on 1st August 2026 for a period of four years, with the option to extend for a further three years. Please note that Pre Market Engagement was undertaken last year and a PIN notice issued - <https://www.find-tender.service.gov.uk/Notice/019632-2024> Further details are provided in the tender documents pack.

Total value (estimated)

- £56,700,000 excluding VAT
- £68,040,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 August 2026 to 1 August 2030
- Possible extension to 1 August 2033
- 7 years, 1 day

Description of possible extension:

The initial contract shall be for a period of four years, with the option to extend for a further three years at the discretion of the Council

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50000000 - Repair and maintenance services
- 45000000 - Construction work

- 45300000 - Building installation work
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKJ3 - Hampshire and Isle of Wight

Participation

Legal and financial capacity conditions of participation

Legal: Confirmation that the Bidder has in place, or will have in place by the award of the contract, the human and technical resources to perform the contract to ensure compliance with the UK General Data Protection Regulation and to ensure the protection of the rights of data subjects. Financial: A single legal entity (the "Applicant") will be subject to all elements of the test of Economic and Financial Standing. This may be the Potential supplier (or any of its Members in the case of a consortium), a parent company or a third-party guarantor on whose resources it is relying on to fulfil the Authority's requirements. The authority will obtain an independent financial appraisal report from Dun & Bradstreet Ltd (DBAI) <http://www.dnb.co.uk>. The report provides the authority with an overall Risk Rating Score which will be used to assess the applicant's financial standing. The DBAI score ratings include the following: D&B Risk Indicator: 1 = Minimum risk 2 = Lower than average 3 = Greater than average 4 = High risk D&B Failure Score: 1 to 100 where 1 is the worst and 100 the best (a Tenderer may be excluded on the grounds of providing insufficient or false information) This procurement has been deemed as high risk and therefore Bidders must achieve a failure score of 51 or more If the Dun & Bradstreet financial appraisal report results in a 'fail', the report information will be interrogated further by the Council's finance team. Further information may be requested from the Applicant to evidence that the tenderer's financial position will not place public money or services at an unacceptable risk. This will include further evidence of the tenderer's financial position and could include copies of audited draft accounts and any other evidence required to justify why the Dun & Bradstreet high risk of failure score does not put the Council at undue financial risk. Minimum turnover of 1.5 x the annual contract

value Insurance Commitment to obtain, prior to the award of the contract, the levels of insurance cover indicated below: a. Employer's (Compulsory) Liability Insurance* = £10m b. Public Liability Insurance = £10m c. Professional Indemnity Insurance = £5m Full details are set out in the conditions of participation, Procurement Specific Questionnaire and the Invite to Tender document

Technical ability conditions of participation

Minimum of three years' experience delivering repairs and voids works for a social housing provider to a minimum property volume of 3,000. Full details are set out in the conditions of participation, Procurement Specific Questionnaire and the Invite to Tender document

Submission

Enquiry deadline

6 November 2025, 5:00pm

Submission type

Tenders

Tender submission deadline

13 November 2025, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=98892&B=

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
Qualitative	Qualitative questions requiring detailed written responses	Quality
Social Value	Social value questions requiring detailed written responses	Quality
Price	Completion of the provided Pricing Matrix to demonstrate the anticipated spend across the Contract	Price

Weighting description

Qualitative responses representing 50% of the overall evaluation score
 Social value offer representing 10% of the overall evaluation score
 Price submission representing 40% of the overall evaluation score

Other information

Description of risks to contract performance

A proposed reorganisation of local government in Hampshire is currently being progressed and is expected to be implemented in spring 2028. Subject to its outcome, the likely result is that responsibilities for services will be reallocated to successor public bodies. In such circumstances existing contracts, such as this one, will (in whole or in part) be transferred (most likely by operation of law) to the relevant successor body Risk also exists around changes in legislation in relation to maintenance of social housing stock, or policy changes in relation to rent setting.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The tender process will be carried out in two parts. The first part shall be to determine the Bidders have suitable skills and experience to carry out the required services. Bidders will be evaluated against the Procurement Specific Questionnaire (PSQ) and a small number of qualitative responses to determine the organisations with the most appropriate skills and relative experience. The top five scoring Bidders will be invited to participate in the Invite to Tender (ITT) stage, where Bidders will be assessed based on their proposals for delivery of the services to the Council (60%, including 10% social value), and their price for delivery of the services (40%). The Bidders with the most advantageous tender overall, i.e. the highest combined score of qualitative responses and price will be awarded the Contract

Contracting authority

Winchester City Council

- Public Procurement Organisation Number: PMTC-5839-ZQJV

Winchester City Council

Colebrook Street, Winchester

SO23 9LJ

United Kingdom

Contact name: Procurement

Email: procurement@winchester.gov.uk

Website: <https://www.winchester.gov.uk>

Region: UKJ36 - Central Hampshire

Organisation type: Public authority - sub-central government

