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Tender

Repairs and Void Work to Support Internal DLO

Connexus Homes Limited

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

Notice identifier: 2025/S 000-073757

Procurement identifier (OCID): ocds-h6vhtk-056460 ([view related notices](#))

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Scope

Description

Connexus are seeking to procure contracts for a range of subcontractors to supplement the work of our DLO. The primary objective is to enter into a contract with approved subcontractors who can support us in managing the demand, providing specialist trade skills that are not retained in-house, and ensuring business continuity across all our operational areas.

The contract will be split into 8 Lots. Connexus intend to appoint one contractor per lot to deliver the following elements of work:

Lot 1 - Repairs North including DMC - Shropshire

Lot 2 - Repairs South including DMC - Herefordshire

Lot 3 - Voids North- Shropshire

Lot 4 - Voids South - Herefordshire

Lot 5 - Roofing North - Shropshire

Lot 6 - Roofing South - Herefordshire

Lot 7 - Specialist Cleaning and Clearance North - Shropshire

Lot 8 - Specialist Cleaning and Clearance South - Herefordshire

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=993790535>

Total value (estimated)

- £15,325,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

The contract will run for an initial period of three years with the option to extend for a further one year plus another one year based on satisfactory annual performance reviews.

Main procurement category

Works

Lot constraints

Description of how multiple lots may be awarded:

Connexus intend to appoint one contractor per lot. All lots will be assessed separately. Tenderers can bid for one or more lots and can be awarded a place on one or more Lots.

Not the same for all lots

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

Lot 1. Repairs North including DMC

Description

Scope of Works (including but not limited to):

Day-to-day responsive repairs.

Larger planned repairs, such as fencing, paths, walls, and structural works.

Minor and major damp and mould remediation works.

Ad hoc door and window replacements.

Drainage and groundworks.

Pre-repair works, including painting and decoration.

Repairs and replacements related to disabled adaptations.

The geographical location for this lot is Shropshire.

Lot value (estimated)

- £3,500,000 including VAT

CPV classifications

- 45111200 - Site preparation and clearance work
- 45210000 - Building construction work
- 45262321 - Floor-screed works
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45311200 - Electrical fitting work
- 45330000 - Plumbing and sanitary works
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45430000 - Floor and wall covering work
- 45432100 - Floor laying and covering work
- 45432130 - Floor-covering work
- 45440000 - Painting and glazing work
- 45442100 - Painting work

- 45442110 - Painting work of buildings
- 50000000 - Repair and maintenance services

Contract locations

- UKG22 - Shropshire CC

Same for all lots

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

Lot 2. Repairs South including DMC

Description

Scope of Works (including but not limited to):

Day-to-day responsive repairs.

Larger planned repairs, such as fencing, paths, walls, and structural works.

Minor and major damp and mould remediation works.

Ad hoc door and window replacements.

Drainage and groundworks.

Pre-repair works, including painting and decoration.

Repairs and replacements related to disabled adaptations.

The geographical location for this lot is Herefordshire.

Lot value (estimated)

- £3,500,000 including VAT

CPV classifications

- 45111200 - Site preparation and clearance work
- 45210000 - Building construction work
- 45262321 - Floor-screed works
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45311200 - Electrical fitting work
- 45330000 - Plumbing and sanitary works
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45430000 - Floor and wall covering work
- 45432100 - Floor laying and covering work
- 45432130 - Floor-covering work
- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 50000000 - Repair and maintenance services

Contract locations

- UKG11 - Herefordshire, County of

Same for all lots

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

Lot 3. Voids North

Description

Void works will include both routine void property repairs and major void works. Major voids may involve the replacement of key components such as kitchens, bathrooms, electrical rewiring, and boilers, depending on the condition and requirements of the property.

The geographical location for this lot is Shropshire.

Lot value (estimated)

- £1,850,000 including VAT

CPV classifications

- 45262321 - Floor-screed works
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45311200 - Electrical fitting work
- 45330000 - Plumbing and sanitary works

- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45430000 - Floor and wall covering work
- 45432100 - Floor laying and covering work
- 45432130 - Floor-covering work
- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 50000000 - Repair and maintenance services

Contract locations

- UKG22 - Shropshire CC

Same for all lots

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

Lot 4. Voids South

Description

Void works will include both routine void property repairs and major void works. Major voids may involve the replacement of key components such as kitchens, bathrooms, electrical rewiring, and boilers, depending on the condition and requirements of the property.

The geographical location for this lot is Herefordshire.

Lot value (estimated)

- £1,850,000 including VAT

CPV classifications

- 45262321 - Floor-screed works
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45311200 - Electrical fitting work
- 45330000 - Plumbing and sanitary works
- 45421100 - Installation of doors and windows and related components
- 45430000 - Floor and wall covering work
- 45432100 - Floor laying and covering work
- 45432130 - Floor-covering work
- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 50000000 - Repair and maintenance services

Contract locations

- UKG11 - Herefordshire, County of

Same for all lots

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

Lot 5. Roofing North

Description

Roofing and Associated Works:

Roof repairs and partial replacements.

Flat roof overhauls and full replacements.

Ridge and chimney repairs.

Scaffolding for access, with Schedule of Rates covering up to 2 metres in height; additional pricing applies for works above 2 metres.

Guttering, soffit, and fascia repairs, and partial replacements.

The geographical location for this lot is Shropshire.

Lot value (estimated)

- £2,150,000 including VAT

CPV classifications

- 45111200 - Site preparation and clearance work
- 45260000 - Roof works and other special trade construction works
- 45261211 - Roof-tiling work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work

Contract locations

- UKG22 - Shropshire CC

Same for all lots

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

Lot 6. Roofing South

Description

Roofing and Associated Works:

Roof repairs and partial replacements.

Flat roof overhauls and full replacements.

Ridge and chimney repairs.

Scaffolding for access, with Schedule of Rates covering up to 2 metres in height; additional pricing applies for works above 2 metres.

Guttering, soffit, and fascia repairs, and partial replacements.

The geographical location for this lot is Herefordshire.

Lot value (estimated)

- £2,150,000 including VAT

CPV classifications

- 45111200 - Site preparation and clearance work
- 45260000 - Roof works and other special trade construction works

- 45261211 - Roof-tiling work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work

Contract locations

- UKG11 - Herefordshire, County of

Same for all lots

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

Lot 7. Specialist Cleaning and Clearance North

Description

Specialist cleaning services which may include deep cleaning of void properties, needle sweeps, and comprehensive garden and property clearances.

The geographical location for this lot is Shropshire.

Lot value (estimated)

- £162,500 including VAT

CPV classifications

- 45100000 - Site preparation work
- 90900000 - Cleaning and sanitation services

- 90910000 - Cleaning services
- 90911100 - Accommodation cleaning services

Contract locations

- UKG22 - Shropshire CC

Same for all lots

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

Lot 8. Specialist Cleaning and Clearance South

Description

Specialist cleaning services which may include deep cleaning of void properties, needle sweeps, and comprehensive garden and property clearances.

The geographical location for this lot is Herefordshire.

Lot value (estimated)

- £162,500 including VAT

CPV classifications

- 45100000 - Site preparation work
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services

- 90911100 - Accommodation cleaning services

Contract locations

- UKG11 - Herefordshire, County of

Same for all lots

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

Participation

Particular suitability

Lot 1. Repairs North including DMC

Lot 2. Repairs South including DMC

Lot 3. Voids North

Lot 4. Voids South

Lot 5. Roofing North

Lot 6. Roofing South

Lot 7. Specialist Cleaning and Clearance North

Lot 8. Specialist Cleaning and Clearance South

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

28 November 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

8 December 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 February 2026

Award criteria

Lot 1. Repairs North including DMC

Lot 2. Repairs South including DMC

Lot 3. Voids North

Lot 4. Voids South

Lot 5. Roofing North

Lot 6. Roofing South

Lot 7. Specialist Cleaning and Clearance North

Name	Description	Type	Weighting
Price	Stage 1	Price	50%
Quality - Written Submission	Stage 1	Quality	35%
Quality - Presentation	Stage 2	Quality	15%

Lot 8. Specialist Cleaning and Clearance South

Name	Description	Type	Weighting
Price	Stage 1	Price	50%
Quality - Written Submission	Stage1	Quality	35%
Quality - Presentation	Stage 2	Quality	15%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This competitive flexible procedure will follow the process outlined below.

Stage 1 will consist of the evaluation of written submissions and pricing.

Stage 2 will involve inviting a maximum of three of the highest scoring bidders per lot to deliver presentations. The scores obtained at Stage 2 will be combined with those obtained at Stage 1 to produce an overall score out of 100%.

Contracting authority

Connexus Homes Limited

- Public Procurement Organisation Number: PZTX-9645-HPZJ

The Gateway, The Auction Yard

Craven Arms

SY7 9BW

United Kingdom

Contact name: Ashanti Beckwith

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Region: UKG22 - Shropshire CC

Organisation type: Public authority - sub-central government