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Tender

Term Service Contract for the Fire Safety Compliance Services for Council Managed Assets

Portsmouth City Council

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

Notice identifier: 2025/S 000-076153

Procurement identifier (OCID): ocds-h6vhtk-0509c4 ([view related notices](#))

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Scope

Reference

P00005168

Description

Portsmouth City Council ('the Council'), is seeking to appoint a contractor to deliver Gas Servicing and Repair services across its housing stock, with an estimated annual value of between £800k and £1M. The contract will be let for an initial 5-year term, with the option to extend by up to a further 5 years in intervals to be agreed.

The scope of services will include statutory servicing inspections, responsive repairs, and planned maintenance works, ensuring compliance with all relevant regulations and maintaining the safety and functionality of the Council's fire installations. This is new procurement taking existing functions from other existing contracts so to focus on fire safety compliance.

Housing Stock Information

The Council has a housing stock of approximately 17,500 properties of which approximately 15,500 are socially rented and then there are approximately 2000 leasehold properties. Within the stock there is a mix of housing types including houses and bungalows; however, the majority of the dwellings are within purpose-built blocks of flats constructed in the 1950s and 1960s.

Traditionally the estate has been spread across the two geographical areas of Portsea Island and Paulsgrove (on-island, PO1 to PO5), and Havant (off-island, PO6 to PO9).

A recent acquisition of approximately 800 properties has however subsequently increased the 'off-island' area to sites in Gosport, Fareham and Winchester.

Corporate Assets

In addition to the residential housing stock the 'on island' repairs and maintenance contractor also manages repairs for a number of the Council's corporate asset. This is a function managed by the 'on island' contractor only.

The on-island contractor is responsible for approximately 550 assets across both geographical areas, however these are predominantly within the PO1-PO5 postcode.

- The Council's broader property portfolio encompasses a range of building types which include but are not limited to:

- Schools
- Offices
- Commercial buildings, warehouses and depots
- Care homes
- Sheltered housing and supported living properties
- Maritime port facilities
-

Current & Future Demand

Annual fire door surveys is a new contractual requirement, and it is expected that approximately 2500 will need to be inspected each year.

Within the first few years of the contract the number of services and repairs are anticipated to remain fairly consistent with 2024.

The Council is currently working on a number of development options, and it is anticipated that within the next 5-10 years there is potential for up to 1000 additional dwellings to be created that will require some level of maintenance and consequently will need to be absorbed into any new contract.

Changing Context and Objectives

Over the next 5-10 years the Council is expecting to experience a number of challenges with regards to the maintenance of its housing and general fund properties with any incumbent provider to work in partnership with the Council to ease pressures where they can.

Significant changes in legislation such as the Building Safety Act and Fire Safety Act will require greater scrutiny from suppliers to ensure they are working in a compliant way and may require them to adopt new skills such as undertaking works as a result of Building Safety Cases for buildings of 11m+.

There will be more focus on the accuracy and timely manner of up-load of compliance information and ensuring repairs to blocks of 11m+ are well managed and resolved to avoid enforcement action by the Fire Authority, with compliance also being monitored by the Social Housing Regulator.

Scope and specification of requirements

The core scope of works, which the successful supplier will be required to deliver are -

- Fire and Intruder Alarm testing and repair
- Sprinkler testing and repair
- AOV and Smoke Vent testing and repair
- Fire door surveys
- Lightning Conductor testing and repair
- Fire Damper testing and repair
- Fire Extinguishers inspection and replacement
- Dry Riser inspection and repair

- Evacuation Alert testing and repair
- Warden Call testing and repair
- Disabled Alarms testing and repair
- Out of hours cover

The supplier will be required to resource an out of hours service which is available 365 days a year.

Ancillary Scope of Works

The ancillary scope of works, which the successful supplier may be required to deliver, namely:

- Intruder Alarm testing and repair
- Warden Call testing and repair
- PAT testing
- Powered Door repair

The Specification has been designed to ensure that all Suppliers have an effective and equal understanding of the contract's functional and performance requirements.

Full details of requirements can be found in the Draft Specification Document. The Council reserves the right to make amendments to the specification when issuing the second stage tender.

Partnership Working

In addition to working in close partnership with the council, the supplier will also be required to work in partnership with the council's other existing term service contractor partners.

Social Value

The Council are committed to continuously reviewing and improving the approach to social value delivery, and suppliers can find further information using the following link -

<https://www.portsmouth.gov.uk/services/council-and-democracy/social-value/>

Contract model, term & value

The council intends to award a single NEC 4 Option A term contract; a draft has been included in the Conditions of Participation pack

The initial contract will be for 5 years with an option to extend by up to a further 5 years in increments to be agreed.

The Council are estimating the contract value will be in the region of £800k to £1m per annum.

Based on anticipated inflationary uplifts and potential growth in housing stock, the total individual contract spend over the potential 10-year term (5-year base with options to extend) is expected to range between £11m to £13m.

As this procurement is for a new service there may be slight fluctuation outside of the anticipated range stated above, which has been determined using budget coding from financial years 2024/25 and 2025/26. As the coding is generic for compliance there may be activities within the budget that remain with the existing incumbent and do not form part of this contract. Outside of range sums will likely be lower than anticipated rather than higher, although a best estimate is provided at the time of tender. A more precise budget will be established during the service.

Local Government Review

As part of the wider Local Government Review (LGR), the Council is required to actively engage in discussions with neighbouring authorities to explore potential opportunities for collaboration, shared service delivery, and governance alignment. While this engagement is ongoing, no formal decisions or agreements have been reached at this stage.

Under current LGR proposals, it is likely to require Portsmouth City Council to form a new Authority by merging with other neighbouring Authorities. For Portsmouth, this will result in a new Council being created to provide the same services to everyone in the city, whilst covering a larger area and have a different name. Effectively all the current council services in the area of the new council boundary would be merged to create a new Council.

At this stage, the Council can only confirm its current demand and scope of requirements; however, this may be subject to change should additional needs arise from other local authorities as part of wider structural reforms.

Any tender opportunities and contracts will be structured to allow adjustments in the scope of services and the value of contracts to the Council to respond to changes in demand and budgetary constraints, whilst ensuring that services remain efficient and

continue to provide value for money. Additionally, provisions will be included to adapt to changes in geographical boundaries resulting from any reorganisation. This will ensure that services can be extended or retracted to align with new administrative areas.

The impacts of Local Government Review cannot be fully understood at this stage. However, when considering the potential surrounding local authorities and their current property portfolios, the Council anticipate the annual value of the Gas Servicing and Repairs could increase in the region of £250k per year, in the event these services needed to be subsumed into this opportunity. Therefore, taking account, the potential value stated in the total value of the opportunity over the 10-year period could be up to £16m.

In the event of reorganisation, contracts will include clauses that allow for the assignment of the contract to successor authorities. Any assignment clause is likely to state any contract may be assigned to any new authority that succeeds the original contracting authority.

For further details in respect of LGR see the following link -

<https://www.portsmouth.gov.uk/services/council-and-democracy/devolution-and-plans-for-local-government-reorganisation/>

Total value (estimated)

- £16,000,000 excluding VAT
- £19,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 7 September 2026 to 6 September 2031
- Possible extension to 6 September 2036
- 10 years

Description of possible extension:

The contract will be awarded for an initial term of five years thereafter the council will have the option to extend the term by a period(s) of up to a maximum of five years.

Any period(s) of extension will be at the council's sole discretion. The maximum allowable term is 10 years.

Main procurement category

Services

CPV classifications

- 45311000 - Electrical wiring and fitting work
- 45312100 - Fire-alarm system installation work
- 45312310 - Lightning-protection works
- 45312311 - Lightning-conductor installation work
- 45315100 - Electrical engineering installation works
- 45315300 - Electricity supply installations
- 45315400 - High voltage installation work
- 45315500 - Medium-voltage installation work
- 45315600 - Low-voltage installation work
- 45324000 - Plasterboard works
- 45343100 - Fireproofing work
- 45343200 - Firefighting equipment installation work
- 45343210 - CO2 fire-extinguishing equipment installation work
- 45343220 - Fire-extinguishers installation work

- 45343230 - Sprinkler systems installation work
- 45351000 - Mechanical engineering installation works
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 50413200 - Repair and maintenance services of firefighting equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 51700000 - Installation services of fire protection equipment
- 71630000 - Technical inspection and testing services

Contract locations

- UKJ31 - Portsmouth
- UKJ35 - South Hampshire

Participation

Legal and financial capacity conditions of participation

As described in the procurement specific questionnaire and the conditions of participation.

Technical ability conditions of participation

As described in the procurement specific questionnaire and the conditions of participation.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

12 December 2025, 4:00pm

Submission type

Requests to participate

Deadline for requests to participate

22 December 2025, 12:00pm

Submission address and any special instructions

The Council will publish the associated tender documents via Intend, the Councils e-tendering platform.

<https://www.portsmouth.gov.uk/ext/business/business.aspx>

Business - Portsmouth City Council

Business rates, licensing, procurement, and trading standards. Get business support and

advice.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

4 to 5 suppliers

Selection criteria:

The Council envisages the shortlisting process will have four to five suppliers. The highest scoring four suppliers following assessment of Conditions of Participation by the Council, who meet all the pass/fail criteria, will progress to the second stage.

If the supplier ranked 5th first stage score is within 5% of the 4th placed supplier, they will be added to the shortlist.

The condition of participation questionnaire is awarded out of a total of 400 points, which is equal to 100 per cent. For example, if supplier four scores 300 points they will achieve a score of 75%. If suppliers five scores 71%, they will also be taken forward to the second stage of the tender. If supplier five scored 69%, they will not proceed on the basis that their score is not within 5% of the 4th place supplier.

If there is a tie for position five and six, then only the top four suppliers will proceed i.e. Supplier four scores 75% and suppliers five and six both score 71% then neither would make the shortlist.

The Council reserve the right to proceed to the second stage of the tender process in the event there are less than four suppliers who meet the conditions of participation criteria.

Suppliers who cannot meet/ exceed the above Conditions of Participation or will not agree

to implement them before selection/ award, will be excluded from the Procurement Process in accordance with Section 22 of the Procurement Act 2023.

Full details can be found in the Competitive Flexible Procedure Description in the Procedure section of this notice.

Award decision date (estimated)

8 June 2026

Recurring procurement

Publication date of next tender notice (estimated): 7 September 2030

Award criteria

Name	Description	Type	Weighting
Priced Activity SOR	The proposed cost will include sub-criteria: • Price Assessment: Based on a normalised comparison of submitted prices. • Value for Money: Reviewing the cost breakdown and methodology to understand how pricing has been derived.	Cost	45%

Name	Description	Type	Weighting
Task Order Fee	The proposed cost will include sub-criteria: • Price Assessment: Based on a normalised comparison of submitted prices. • Value for Money: Reviewing the cost breakdown and methodology to understand how pricing has been derived.	Cost	11%
Priced Activity Hourly rates	The proposed cost will include sub-criteria: • Price Assessment: Based on a normalised comparison of submitted prices. • Value for Money: Reviewing the cost breakdown and methodology to understand how pricing has been derived.	Cost	7%
Sub-Contractor Management	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 20%. Therefore, the percentage weighting below is 20% of the total 30% - 6%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	6%

Name	Description	Type	Weighting
Residents and Occupier	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 20%. Therefore, the percentage weighting below is 20% of the total 30% - 6%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	6%
Mobilisation Cost and TUPE	The proposed cost will include sub-criteria: • Price Assessment: Based on a normalised comparison of submitted prices. • Value for Money: Reviewing the cost breakdown and methodology to understand how pricing has been derived.	Cost	5%

Name	Description	Type	Weighting
Mobilisation	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 15%. Therefore, the percentage weighting below is 15% of the total 30% - 4.5%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	4.5%
Resourcing	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 15%. Therefore, the percentage weighting below is 15% of the total 30% - 4.5%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	4.5%

Name	Description	Type	Weighting
Support System	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 10%. Therefore, the percentage weighting below is 10% of the total 30% - 3%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	3%
Data Management	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 10%. Therefore, the percentage weighting below is 10% of the total 30% - 3%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice.	Quality	3%

Name	Description	Type	Weighting
Social Value	The total quality score is assessed out of 30%. Currently the sub weighting for this question is 10%. Therefore, the percentage weighting below is 10% of the total 30% - 3%. However, the range of the quality scores are subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice. The percentage weighting here has been listed 0.02 lower below, as criteria 12 & 13 are currently being considered on a pass/fail basis but the notice requires a score of at least 0.01 on each corresponding section.	Quality	2.98%
De-mobilisation Cost	The proposed cost will include sub-criteria: • Price Assessment: Based on a normalised comparison of submitted prices. • Value for Money: Reviewing the cost breakdown and methodology to understand how pricing has been derived.	Cost	2%

Name	Description	Type	Weighting
VFM	This question is currently being considered on a pass/fail basis. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice. Whilst a weighting of 0.01 has been listed, the score will be 0 if the Council assess this on a pass/fail basis.	Quality	0.01%
Contract Schedule	This question is currently being considered on a pass/fail basis. However, the range of the quality scores is subject to change as outlined in the competitive flexible procedure design under the procedure section of this notice. Whilst a weighting of 0.01 has been listed, the score will be 0 if the Council assess this on a pass/fail basis.	Quality	0.01%

Other information

Description of risks to contract performance

The Council has identified the following known risks that are likely to occur during the duration of the term of the contract -

- An increase in stock size due to the construction of new build sites or the purchase of additional existing dwellings
- A decrease in stock size due to the sale or decommissioning of existing dwellings

In all of the above cases, the change will result in a change to the number of properties and the annual value of the contract.

- Increased complexity due to -

- o ageing stock requiring more frequent or complex repairs

- o increase in the number of system replacements needed

- o inclusion of other installations as risk assessments or Legislation dictates

In the above situation, any requirements deemed not to be part of Priced Activity will be managed as a Task Order (or open book quotes for low value instructions).

Other Risks

- Local Government Reorganisation leads to other stock holding Authorities becoming amalgamated with the Council and consequently the contract acquires additional stock numbers, increasing the value of the opportunity. (Based on the Priced Activity)
- Local Government Reorganisation leads to the Council becoming amalgamated with other Local Authorities and the contract or stock is novated to an alternative contract or supplier, decreasing the value of the opportunity. (using the novation clause)
- KPIs reduce relevance or are found to be ineffective during the contract, potentially following changes in legislation and compliance monitoring, and need to be amended.
- Workstreams are added to provide contingency for other suppliers increasing the size and value of the contract. (using the Priced Activity)
- The ongoing costs in delivering the service increases due to larger than predicted inflationary pressures, labour shortages or skills gaps in engineering and supply chain disruptions (e.g., parts availability) Impacts of technological change in respect of unknown future standards or innovations - periodic review clause to allow to utilise new technology, mobilisation and purchase of new technology

- Following the acquisition of additional stock, higher than expected costs to bring dwellings to required standards following unknown conditions/unexpected issues that the Council could not have reasonably been aware at the point of purchase.
- Amendment or introduction of new legislation, changes in building safety legislation, evolving targets and potential changes in tenant rights and/or service expectations could increase/decrease the cost in delivering the service.
- Amendments or the introduction of new building safety legislation (e.g. under the Building Safety Act 2022 or related statutory instruments) may require the Council to modify the scope of the contract to ensure continued compliance. This could include new inspection regimes, reporting obligations, or remedial works not originally priced.
- Changes in Scope Due to New Service and LGR Requirements. As this is a newly commissioned service, there is a risk that the scope may evolve during the contract term to reflect emerging operational needs, legislative changes, or differing requirements from newly amalgamated authorities under Local Government Reorganisation. This may include additional service lines, variations in compliance standards, or differing asset profiles.
- An endemic or pandemic event such as Covid 19 requires the contractor to achieve contractual outcomes by adapting existing practices.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Portsmouth City Council, (the Council) has decided to utilise a two-stage Competitive Flexible Procedure with the following stages:

- Stage 1 - a discrete Conditions of Participation stage to limit the number of suppliers to a maximum of 5.
- Stage 2 - a Tendering Round (with the option for interviews/site visits for verification purposes with up to the top 3 suppliers).

Stage 1 - Conditions of Participation Stage

This stage focuses on shortlisting suppliers that meet the necessary technical, financial, and operational capabilities required by the contract. It aims to reduce the number of bidders through consideration of current experience, capacity, systems, accreditations, financial standing, legal standing, etc.

Qualification will be determined through a series of pass/fail questions and a series of scored questions based on past performance using case studies. Suppliers will be required to complete the following documents -

- Procurement Specific Questionnaire (PSQ) - Preliminary Questions
- PSQ - Technical Questions & Contract Case Studies
- Annex B - Common Assessment Standards (for information only to support where required accreditations and qualifications are not held)

The PSQ Preliminary Questions focus on the following sections that will be assessed on a pass/fail basis -

1. Supplier information
2. Grounds for exclusion
3. Supplier eligibility
4. Financial capacity

5. Insurance
6. General compliance
7. Accreditations and qualifications
8. Payments in contracts
9. Carbon reduction plan
10. Modern slavery

Any supplier who does not meet the minimum requirements in the preliminary questions, will be excluded as not meeting the conditions of participation, and their submission will not be assessed any further.

The Council will be required to undertake checks on any named subcontractor a supplier incorporates into their bid. If the subcontractor was to meet the exclusion grounds and/or be

listed on the debarment list, then the Council will need to investigate this as part of any award decision. The Council may require a supplier to change the nominated subcontractor

if they do not meet the exclusion grounds and/or listed on the debarment list.

Once a supplier has passed the initial Preliminary Questions, the Council will then undertake a review of a suppliers Technical Questions and Contract Case Studies.

The Technical Questions are split into four sections, each consisting of a maximum of 25% for each section, therefore achieving 100% in total. However, some elements have additional pass/fail requirements and are identified in the PSQ.

If a contractor obtains all 100 points for a section, they will be awarded an equivalent 25% overall for that section. For example:

- Technical Question - 100 points available, 100 points achieved - 25% awarded
- Contract Case Study 1 - 100 points available, 50 points achieved - 12.5% awarded
- Contract Case Study 2 - 100 points available, 50 points achieved - 12.5% awarded

- Contract Case Study 3 - 100 points available, 75 points achieved - 18.75% awarded

Total score in this scenario 68.75%

The Council envisages the shortlisting process will have four to five suppliers. The highest scoring four suppliers following assessment of Conditions of Participation by the Council, who meet all the pass/fail criteria, will progress to the second stage.

If the supplier ranked 5th first stage score is within 5% of the 4th placed supplier, they will be added to the shortlist.

The condition of participation questionnaire is awarded out of a total of 400 points, which is equal to 100 per cent. For example, if supplier four scores 300 points they will achieve a score of 75%. If suppliers five scores 71%, they will also be taken forward to the second stage of the tender. If supplier five scored 69%, they will not proceed on the basis that their score is not within 5% of the 4th place supplier.

If there is a tie for position five and six, then only the top four suppliers will proceed i.e. Supplier four scores 75% and suppliers five and six both score 71% then neither would make the shortlist.

The Council reserve the right to proceed to the second stage of the tender process in the event there are less than four suppliers who meet the conditions of participation criteria.

Stage 2 - Invitation to Tender (ITT)

The second stage, shortlisted suppliers are invited to submit detailed proposals, including price in line with the stated, delivery methodology

The Council are considering applying a cost/quality weighting of 70/30 in favour of cost for the second-stage tender evaluation. However, this split is indicative and may be refined during the procurement procedure. The final cost/quality weighting could fall within a range of 70/30 to 50/50.

The Council also reserves the right to assess priced elements either on a normalised basis and/or through a qualitative scoring approach, depending on the nature of the submissions and the evaluation methodology adopted. The evaluation criteria will be fully defined upon the publication of the 2nd stage tender and there are likely to be individual scoring criteria for each of the sub-criteria. The quality scores will have sub-weightings.

The proposed cost breakdown is derived from the 70% allocation and has been assigned as follows:

Pricing Potential Weighting

- Priced Activity SOR - 45%
- Priced Activity Hourly rates - 7%
- Task Order Fee - 11%
- Mobilisation Cost and TUPE - 5%
- De-mobilisation Cost - 2%

Normalised Scoring Example Mobilisation and TUPE (Max Score = 5)

- Lowest bid: £90,000
- Other bids: £100,000 and £120,000
- Maximum score for cost: 5 points

Scores:

- £90,000 ? $(90,000 / 90,000) \times 5 = 5.00$ points
- £100,000 ? $(90,000 / 100,000) \times 5 = 4.50$ points
- £120,000 ? $(90,000 / 120,000) \times 5 = 3.75$ points

The proposed cost will include sub-criteria:

- Price Assessment: Based on a normalised comparison of submitted prices.
- Value for Money: Reviewing the cost breakdown and methodology to understand how pricing has been derived.

The Council will use this assessment to substantiate the costs provided. This process could either form a pass/fail check or require a scored response for qualitative elements. For example -

- Priced Activity SOR is listed with a 45% weighting.
- The Council may assess the full section weighting on a normalised cost with 45% weighting and pass/fail on the value for money.
- Alternatively, the Council may assess the section weighting on a normalised cost with 25% weighting and apportion 20% on the value for money on a weighted scored basis.

The weightings and scoring for any of the costing sub-criteria are yet to be decided and will be published in stage 2 of the tender.

The proposed quality breakdown is derived from the 30% allocation and has been assigned as follows but has the following proposed sub-weightings assigned, totalling 100%.

- Mobilisation 15
- Support System 10
- Data Management 10
- Resourcing 15
- Sub-Contractor Management 20
- Residents and Occupier 20
- VFM Pass/ Fail
- Contract Schedule Pass/ Fail
- Social Value 10

However, the Council will be reviewing the main criteria and sub-criteria themes, which could

result in the Quality assessment Question (QAQ's) weightings changing within the following

ranges -

- Mobilisation -10 to 20
- Support System - 5 to 15
- Data Management - 5 to 15
- Resourcing - 10 to 20
- Sub-Contractor Management - 10 to 25
- Residents and Occupier - 10 to 25

- VFM - Pass/Fail to 30 (this will be from the weighting on price)
- Contract Schedule -Pass/ Fail to 10
- Social Value 10 to 20

The Council anticipated that responses to each quality question may be assessed using a scale of up to 10 points, assessed on a weighted basis and not on a normalised basis.

Weighted scores are calculated by dividing the evaluation weighting % by the maximum score available in the evaluation criteria and then multiplying the suppliers tender score for the QAQ.

For example, based on mobilisation being 15% and this being scored out of 10, the weighted rate for this question would be (15 divided by 10) multiplying this by the score achieved -

- Supplier 1 tender evaluation score was satisfactory so scored 5. Weighted rate would be $(15/10) * 5 = 7.5$
- Supplier 2 tender evaluation score was good so scored 8. Weighted rate would be $(15/10) * 8 = 12$

However, the precise scoring methodology, including the definition of scoring intervals and the weighting of individual criteria and or sub-criteria, remains under consideration and will be confirmed in the 2nd stage of the tender.

For full details of the stage 2 envisaged process, suppliers should review section 16 of the Invitation to Tender - Competitive Flexible Procedure - Stage 1 Conditions of Participation included in the tender pack.

The Council may also consider the use of interviews and site visits for up to the top 3 scoring suppliers following initial assessment of their quality submissions

Suppliers will need to take part in presentations to be scored by residents as part of the evaluation process to ensure compliance with Building Safety and Social Housing Regulator requirements to take tenants' views into account in decision-making.

The Council are intending to follow the subsequent Procurement Programme -

FTS & Tender Notice issued - 21/11/2025

Deadline for requests for clarification by 16:00 - 12/12/2025

CFP Stage 1 submission deadline by 12:00 - 22/12/2025

Notification of shortlisting decision - 30/01/2026

Final procurement documents published on Intend - CFP Stage 2 - 13/02/2026

Deadline for requests for clarification by 16:00 - 13/03/2026

Tender return deadline by 12:00 - 27/03/2026

Contract Award Notice Published - 01/05/2026

Standstill and section 20 notification start - 05/05/2026

Standstill finish - 14/05/2026

Section 20 Notice Finish - 05/06/2026

Contract award - 08/06/2026

Contract commencement - 07/09/2026

Justification for not publishing a preliminary market engagement notice

The Council undertook two Soft Market Testing (SMT) exercises as part of a strategic review

of delivery options for the provision of Repairs & Maintenance (R&M) across residential and

commercial properties, Gas Servicing & Repairs (GSR) for residential properties and Fire Safety Compliance Services (FSCS) across its managed building assets.

Two separate Prior Information Notices were issued, being - 2025/S 000-017829

- SMT 1 - Housing, Neighbourhood and Building Services - Repairs & Maintenance and Gas

Servicing & Repair Delivery Options Appraisal, Portsmouth- Wednesday 9th October 2024 -

Reference - 2024/S 000-032496

- SMT 2 - Housing, Neighbourhood and Building Services - Repairs & Maintenance, Gas

Servicing & Repair and Fire Safety Compliance Services Delivery Lotting Options
Appraisal

2025 - Friday 23rd February 2025- Reference 2025/S 000-006741

For further details of the SMT outcomes, see the Planned Procurement Notice-

2025-047018

Documents

Associated tender documents

[Soft Market Testing Reports.zip](#)

Soft Market Testing Reports following the Prior Information Notices published on -

- Outsourcing Options Appraisal - Wednesday 11th October 2024
- Lotting and Contracting Options Appraisal - Friday 23rd February 2025

[SMT Briefing 2 - R&M, Gas & associated lots 2025 v2.0.zip](#)

Supporting information for SMT 2 - including the background information regarding the proposed lotting structure, example questionnaire and attached appendices.

Contracting authority

Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Email: procurement@portsmouthcc.gov.uk

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government