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Award

MBC-1518 Responsive Repairs and Voids

Melton Borough Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-077753

Procurement identifier (OCID): ocds-h6vhtk-052b1e ([view related notices](#))

Published 27 November 2025, 3:06pm

Scope

Reference

DN776581

Description

This tender sought suitably competent contractor(s) to undertake various works to Melton Borough Council's Housing Stock. For ease of reference the works have been broken down into the following LOTS:

Lot 1 - Day to Day Repairs

Repairs works to existing housing stock which may also include works identified by Council led HHSRS surveys or surveys instructed by the Council but undertaken by others.

Estimated annual contract value for Lot 1: £600,000 per annum

Lot 2 - Void Works

Works to make the home suitable for immediate re-occupation by a tenant at the instruction of the Council. Works undertaken will be required to meet the Melton Void Quality Standard. This Lot is not available for subcontracting; the Council wishes to work directly with a main contractor only.

Estimated annual contract value for Lot 2: £425,000 per annum

Lot 3 - Replacement Kitchens and Bathrooms

Works to provide the wholesale replacement of existing kitchens and/or bathrooms within occupied homes.

Estimated annual contract value for Lot 3: £750,000 per annum.

Lot 4 - Combination of Lots 1-3

The Council is keen to understand wider value for money options that may be available by placing all 3 Lots with a single supplier. Lot 4 is therefore a single contract option to cover the requirements of all 3 Lots.

Lot 1. Day to Day Repairs

Description

Under this LOT the Contractor shall receive Works Orders of varying values to undertake repair Works to the existing housing stock. This may also include Works identified under the Council's own HHSRS surveys, or surveys instructed by the council and undertaken by others. Some of the Works will require attendance within 24 hours (emergency), whilst the remainder will vary in stipulated timescales for completion. It is a specific requirement of this LOT that bidding contractors have a facility for receiving Works Orders during core hours (9am-5pm) but also at periods outside of this. The out of hours service can be contracted out, but it is a pre-requisite of this contract that any call handling centre is UK-based, and conversant with the types of calls and Works that are expected.

Bidders should be mindful of the Council's Damp and Mould policy and the timeframes for responding, in line with up-coming changes in legislation. More broadly, bidders should be aware of the necessity for Melton Borough Council to adhere to Awaab's law and future changes to legislation in this regard.

The Council instructs in the region of 5,000 responsive repairs per annum

Estimated annual value is Circa £600,000 per annum

Lot 2. Void Works

Description

Upon receipt of instruction, the supplier would be required to undertake the Works identified to the home within the timescale stipulated. These works are intended to make the home suitable for immediate re-occupation by a tenant, within specified timeframes, and meet the Melton Void Quality Standard.

Estimated annual value is Circa £425,000 per annum

The Council wishes to work directly with a bidder on this workstream, and bidders may not sub-contract this element of work (aside from specialist interventions such as Asbestos removal)

The Council manages in the region of 150 empty homes each year, so bidders should be prepared for a demand of roughly 3 voids per week.

Lot 3. Replacement Kitchens and Bathrooms

Description

This LOT entails the wholesale replacement of existing kitchens and/or bathrooms within occupied homes. Joined up working, day-to-day customer liaison and communication is seen as key with this LOT.

Estimated annual value is £750,000.00 per annum. Indicative number of capital replacements are:

2026-27 - 80 Kitchens, 40 Bathrooms

27-28 - 90 Kitchens, 30 Bathrooms

28-29 - 100 Kitchens, 25 Bathrooms

Lot 4. Combined Lot Option

Description

The Council is keen to understand any wider VFM that can be obtained by placing all of the above LOTs under a single supplier.

Contract 1. Lot 4 - Combined Lot MBC1518 Responsive Repairs and Voids

Lots

Lot 1. Day to Day Repairs

Lot 2. Void Works

Lot 3. Replacement Kitchens and Bathrooms

Lot 4. Combined Lot Option

Supplier

- FOSTER PROPERTY MAINTENANCE LIMITED

Contract value

- £12,425,000 excluding VAT
- £14,910,000 including VAT

Above the relevant threshold

Award decision date

21 November 2025

Date assessment summaries were sent to tenderers

25 November 2025

Standstill period

- End: 9 December 2025
- 8 working days

Earliest date the contract will be signed

1 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2033
- 7 years

Description of possible extension:

24 Month extension in 12 month increments subject to review and contract performance.

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work

Contract locations

- UKF22 - Leicestershire CC and Rutland

Information about tenders

Lot 1. Day to Day Repairs

- 5 tenders received

- 1 tender assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
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Lot 2. Void Works

- 7 tenders received
 - 1 tender assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
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Lot 3. Replacement Kitchens and Bathrooms

- 7 tenders received
 - 1 tender assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
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Lot 4. Combined Lot Option

- 5 tenders received
- 1 tender assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Supplier

FOSTER PROPERTY MAINTENANCE LIMITED

- Companies House: 04687488
- Public Procurement Organisation Number: PLBZ-4741-VTTY

Woodgate House, 2-8 Games Road,

Cockfosters

EN4 9HN

United Kingdom

Email: fpm@fpm-ltd.co.uk

Website: <http://www.fpm-ltd.co.uk>

Region: UKI71 - Barnet

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lot 4 - Combined Lot MBC1518 Responsive Repairs and Voids

Contracting authority

Melton Borough Council

- Public Procurement Organisation Number: PTMP-8573-JHVJ

Parkside

Melton Mowbray

LE13 1GH

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Welland Procurement

Summary of their role in this procurement: Buyer

- Public Procurement Organisation Number: PVMQ-1845-NYPP

Parkside

Melton Mowbray

LE13 1GH

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF22 - Leicestershire CC and Rutland

Contact organisation

Contact Welland Procurement for any enquiries.