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Tender

Responsive Repairs and Void Works Framework

IRWELL VALLEY HOUSING ASSOCIATION LIMITED

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

Notice identifier: 2025/S 000-086159

Procurement identifier (OCID): ocds-h6vhtk-05fd5a

Published 24 December 2025, 2:01pm

Scope

Description

Responsive Repairs - Day to Day Responsive Repairs including Emergency Work arising during the normal working hours of the day

Void Works - Any repairs, renewals, reinstatement, replacement, internal redecoration, upgrading, cleaning and clearing out ordered in accordance with the provisions of the Contract arising as a result of a change of tenancy. IVH will carry out "Void Property Inspections". This means inspection of the Void Property to establish what Works are required. Once scoped and priced the Work would then be passed to the Supplier to complete with a target completion date.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £3,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 April 2026 to 12 April 2028
- Possible extension to 12 April 2029
- 3 years

Description of possible extension:

Optional 1 year extension

Main procurement category

Services

CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations

Framework

Open framework scheme end date (estimated)

13 April 2029

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

This tender is an opportunity to submit a discounted percentage rate against M3NHF Schedule of Rates (SORs) (version 8) which will be fixed for the duration of the contract. Call off under this framework will be by issuing work orders via our Housing Management system, Contractor Portal or by email. As such, the framework terms and conditions will apply to each work order issued.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

19 January 2026, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

19 February 2026, 11:59pm

Submission address and any special instructions

<https://in-tendhost.co.uk/irwellvalley.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

10 April 2026

Award criteria

Name	Description	Type
Simple description	Stage 1 - PSQ Stage 2 - ITT - quality 30%, Price 40% Stage 3 - Interview 30%	Price

Weighting description

Stage 1 - PSQ

Stage 2 - ITT - quality 30%, Price 40%

Stage 3 - Interview 30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

PSQ, ITT, Interview

Documents

Associated tender documents

<https://in-tendhost.co.uk/irwellvalley.aspx/Home>

Documents are available through the In-Tend portal

Contracting authority

IRWELL VALLEY HOUSING ASSOCIATION LIMITED

- Companies House: IP20684R

1st floor Soapworks, Colgate Lane

Salford

M5 3LZ

United Kingdom

Email: supplychain@irwellvalley.co.uk

Region: UKD34 - Greater Manchester South West

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)