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Contract

Void property Works, Refurbishments and Responsive Maintenance

Fareham Borough Council

F20: Modification notice

Notice identifier: 2025/S 000-086190

Procurement identifier (OCID): ocds-h6vhtk-05fd6b

Published 24 December 2025, 4:49pm

Section I: Contracting authority/entity

I.1) Name and addresses

Fareham Borough Council

Civic Offices, Civic Way

Fareham

PO167AZ

Contact

Nicky Roberts

Email

nroberts@fareham.gov.uk

Telephone

+44 1329236100

Country

United Kingdom

Region code

UKJ35 - South Hampshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.fareham.gov.uk

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Void property Works, Refurbishments and Responsive Maintenance

II.1.2) Main CPV code

- 45400000 - Building completion work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 50800000 - Miscellaneous repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKJ31 - Portsmouth

Main site or place of performance

Fareham Borough, Hampshire

II.2.4) Description of the procurement at the time of conclusion of the contract:

The scope of the Works under this Contract comprises the following Workstreams:

- Responsive Maintenance (including Emergency Works ordered during Normal Working Hours and including Mutual Exchange Gas and Electric Tests);
- Call Handling for ordered works only; (not including responsive repairs and direct call handling from residents for new maintenance requests). Call handling for new requests is carried out by the Client (in-house);
- Out of Hours Emergency Works; supporting the Clients existing arrangements. This service is mostly carried out in-house, including call centre;
- Electrical Inspection Condition Reports and Remedial Works;
- Refurbishments and adaptations of kitchens and bathrooms;
- Void Property Inspections;
- Void Property Works; and
- Technical Inspections;

plus the following Additional Workstreams (in relation to which further details are appended to the Contract Details):

- Property Health Checks/MOTs

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

60

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2018/S 127-288792](#)

Section V. Award of contract/concession

Contract No

EC-058978/03175590

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

4 October 2024

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Mountjoy Limited

Portsmouth

Country

United Kingdom

NUTS code

- UKJ31 - Portsmouth

Companies House

06009150

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £21,106,758.75

Section VI. Complementary information

VI.3) Additional information

This notice is published in line with the Public Procurement regulation 72 - prior to the PA23 coming into force. This notice gives 30 days notification including and covering the FBC Executive Committee call in period. Any challenge should be raised within this notice period to nroberts@fareham.gov.uk

VI.4) Procedures for review

VI.4.1) Review body

Construction Leadership Council

London

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45300000 - Building installation work

VII.1.2) Additional CPV code(s)

- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45400000 - Building completion work

VII.1.3) Place of performance

NUTS code

- UKJ31 - Portsmouth

Main site or place of performance

Fareham Borough

VII.1.4) Description of the procurement:

The Council is seeking an exclusive single suitable contractor to carry out refurbishment of Fareham Borough Council's Housing stock in four categories of work. These are voids, reactive replacement kitchens and bathrooms; disabled adaptations; and responsive repair works.

Voids works - 200 No. properties - Estimated value £1.86M/annum

Kitchens (occupied) - 40 No. properties Estimated value £200K/annum

Bathrooms (occupied) - 40 No. properties Estimated value £160K/annum

Disabled adaptations (occupied) - Estimated value £400K/annum

Responsive repair works - Estimated value £1.3M/annum

Estimated total contract value over 5 year term with indexation of circa £22M.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

22 January 2026

End date

31 October 2029

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£21,106,758.75

VII.1.7) Name and address of the contractor/concessionaire

Mountjoy Limited

Portsmouth

Country

United Kingdom

NUTS code

- UKJ31 - Portsmouth

Companies House

6009150

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

A contract variation to the current contract arrangement with Mountjoy Ltd. is sought to enable a move to a 'Partnership' contract using cost reimbursable (cost-plus) model. The existing contract was based on the National Housing Federation (NHF) Schedule of Rates contract V.7.2.

Additional requirements on significant service delivery are included:

1. New timescales to be contractual meeting Awaab's Law risk-based assessments with timescales set by law.
2. Specific information relating to how the contractor will be required to advise of and handle complaints aligned to the Council's corporate two stage procedure.

The value of the contract awarded will not increase.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

A contract variation using a Deed of Variation is now sought to move toward a partnership (cost plus) contract model, which is intended to improve the operational performance and sustainability of the contract. The proposed contract variation will allow the contract to better reflect legislative or policy changes relating to repairs in social housing.

Since that time, it has become increasingly apparent that the level of spend associated with the contract has been, and will continue to be, far lower than originally anticipated.

The overall contract spend is currently to be in the region of 55-70% of the potential contract value. Although the contract provides no promise of value, it is within the Council's interest that the contract remains sustainable. An alternative cost model will support the sustainability of the contract and also allow for an approach that can be more agile to legislative and policy changes, whilst not being to the detriment of the Council's financial position

The implementation of Awaab's Law is being rolled out in three distinct phases, each expanding the scope of landlord responsibilities for addressing housing hazards in the social rented sector. All Council repairs will be required to respond to timescales set by law. The contract variation provides a contractual mechanism to deliver these legal requirements.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £21,106,758.75

Total contract value after the modifications

Value excluding VAT: £21,106,758.75