

Appendix 4: Market Engagement Event for Multiple Responsive Repairs Contracts

The Council has an ongoing requirement to deliver responsive repairs across its housing stock and commercial estate. These works support both the in-house Direct Labour Organisation (DLO) and Property Services and are essential to maintaining safe, compliant, and well-managed assets for residents and service users.

Context and Legal Framework

Growing demand and tighter delivery timescales mean the Council must establish robust, long-term contractual arrangements to underpin service delivery across its full property portfolio. Recent changes in procurement legislation – the **Procurement Act 2023 (PA23)** and **Procurement Regulations 2024 (PR24)** – have prompted the Council to release a significant batch of contracts under the new regime.

Contract Structure

The Council intends to let a number of long-term contracts, each anticipated to run for between **five (5) and eight (8) years**. It is expected that there will be **two main contracts**, each split into two lots:

Contract One – General Building Contract North (GBCN)

- **Lot 1: Responsive Repairs** – General and specialist trades including glazing, roofing, reactive maintenance, plastering, fencing, gates, scaffolding, and related services. Support to the in-house DLO may also be required at peak periods, covering works such as painting and decorating, kitchens and bathrooms, plumbing, carpentry, and electrical repairs. The scope includes both housing and selected commercial/community properties.
- **Lot 2: Voids** – Refurbishment of vacated Council housing to lettable standard, with some commercial properties included to a lesser extent. This is anticipated to form the larger share of this contract.

Contract Two – General Building Contract South (GBCS)

- **Lot 1: Responsive Repairs** – As per GBCN Lot 1, covering the southern area of the city, including housing, commercial, and community properties.
- **Lot 2: Damp, Mould, and Condensation (DMC)** – Specialist works delivered to surveyor specifications, addressing identified damp, mould, and condensation issues.

Contract Award Conditions

- Contract One and Contract Two must be awarded to **different contractors**.
- The geographic split between North and South will be broadly equal in terms of property numbers.

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- A three-way partnership approach between the Council and both contractors is expected, with a focus on improving efficiency and service quality for residents.

Contract Value and Timetable

- The combined value of these contracts is estimated at **£40–45 million**.
- The timetable is fixed and requires all contracts to be let, awarded, and mobilised by **March 2026**.
- The current plan is:
 - **Mid-October 2025** – Full tender release
 - **Mid-January 2026** – Contract award
 - **1 April 2026** – Service commencement (with an eight-week mobilisation period)

Market Engagement

An online market engagement event will be held via **Microsoft Teams on Tuesday 9 September, 14:30–16:00**. The session will include a presentation on the contracts and an opportunity to ask questions.

To receive an invitation, please register your interest via the procurement portal no later than **12:00 on Monday 8 September**.