

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/001547-2025>

Tender

## **NHMF Framework Responsive Maintenance and Void Property Works Framework Agreements 2025**

NHMF (NPC) LIMITED

F02: Contract notice

Notice identifier: 2025/S 000-001547

Procurement identifier (OCID): ocds-h6vhtk-04d3d0

Published 16 January 2025, 3:47pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

NHMF (NPC) LIMITED

23 Commonside East

MITCHAM

CR42QA

#### **Contact**

David Miller

#### **Email**

[etenders@nhmfframework.org.uk](mailto:etenders@nhmfframework.org.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI63 - Merton, Kingston upon Thames and Sutton

**Companies House**

13915301

**Internet address(es)**

Main address

<https://etenders.nhmffframeworx.org.uk/>

Buyer's address

<https://www.nhmffframeworx.org.uk/>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etenders.nhmffframeworx.org.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenders.nhmffframeworx.org.uk/>

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Other activity

Public Sector Framework Provider

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

NHMF Frameworkx Responsive Maintenance and Void Property Works Framework Agreements 2025

Reference number

NPC13001

#### **II.1.2) Main CPV code**

- 45400000 - Building completion work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

NHMF Frameworkx on behalf of NHMF (NPC) members wishes to appoint a number of Contractors, to two Frameworks, one for Direct Awards, and one for Mini-Competitions.

Each of the Frameworks is broken down into 3 workstreams which are:

Responsive Maintenance

Void Property Works

Responsive Maintenance and Void Property Works

The Frameworks are national covering England, Wales, Scotland and Northern Ireland with the ability to operate in specific geographical regions.

#### **II.1.5) Estimated total value**

Value excluding VAT: £1,200,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

LOT 1A Responsive Maintenance - Direct Award Framework

Lot No

1A

### **II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales
- UKM - Scotland

- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NPC on behalf of its members is seeking to appoint Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts to their various dwellings, estates and schemes.

For Further details refer to the ITT and Specification documentation.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £100,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at

<https://etenders.nhmfframeworx.org.uk>

After creating an account on eTenders@NHMF-Frameworx, users will receive an email

with a link to activate their account. Once activated and logged in , users will need the following code to register for the procurement documentation: NPC13001

## **II.2) Description**

### **II.2.1) Title**

LOT 1B Responsive Maintenance - Mini Competition Framework

Lot No

1B

### **II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

- UKM - Scotland
- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NPC on behalf of its members is seeking to appoint Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts to their various dwellings, estates and schemes.

For Further details refer to the ITT and Specification documentation.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £100,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at

<https://etenders.nhmfframework.org.uk>

After creating an account on eTenders@NHMF-Framework, users will receive an email with a link to activate their account. Once activated and logged in , users will need the following code to register for the procurement documentation: NPC13001

## **II.2) Description**

### **II.2.1) Title**

LOT 2A Void Property Works - Direct Award Framework

Lot No

2A

### **II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

- UKM - Scotland
- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NPC on behalf of its members is seeking to appoint Contractors to a framework to provide all trades Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

For Further details refer to the ITT and Specification documentation.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £100,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at

<https://etenders.nhmfframework.org.uk>

After creating an account on eTenders@NHMF-Framework, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: NPC13001

## **II.2) Description**

### **II.2.1) Title**

LOT 2B Void Property Works - Mini Competition Framework

Lot No

2B

### **II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

- UKM - Scotland
- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NPC on behalf of its members is seeking to appoint Contractors to a framework to provide all trades Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

For Further details refer to the ITT and Specification documentation.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £100,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at

<https://etenders.nhmfframework.org.uk>

After creating an account on eTenders@NHMF-Framework, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: NPC13001

## **II.2) Description**

### **II.2.1) Title**

LOT 3A Responsive Maintenance and Void Property Works - Direct Award Framework

Lot No

3A

### **II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

- UKM - Scotland
- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NPC on behalf of its members is seeking to appoint Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts and Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires, boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

For Further details refer to the ITT and Specification documentation.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £400,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communications and submission of tenders

must be made via the Portal, which can be accessed at  
<https://etenders.nhmfframework.org.uk>

After creating an account on eTenders@NHMF-Framework, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: NPC13001

## **II.2) Description**

### **II.2.1) Title**

LOT 3B Responsive Maintenance and Void Property Works - Mini Competition Framework

Lot No

3B

### **II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

- UKL - Wales
- UKM - Scotland
- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NPC on behalf of its members is seeking to appoint Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts and Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

For further details refer to the ITT and Specification documentation.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £400,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at  
<https://etenders.nhmfframework.org.uk>

After creating an account on eTenders@NHMF-Framework, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: NPC13001

---

## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 45

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

**IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

21 February 2025

Local time

3:00pm

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

**IV.2.7) Conditions for opening of tenders**

Date

21 February 2025

Local time

3:30pm

---

## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### VI.3) Additional information

The members of the NHMF including the Northern Ireland Housing Executive represent more than 80% of the UK's housing stock. NHMF (NPC) Ltd is a Contracting Authority under regulation 2 of the Public Contract Regulations 2015 and a central purchasing body under regulation 37 of those Regulations.

NHMF Frameworx is the trading name of NHMF (NPC) Ltd ("NPC") which has been established by the National Housing Maintenance Forum Ltd. The framework agreements subject to this notice are made available for use by the registered providers of social housing including the Northern Ireland Housing Executive and all other member and associate member contracting authorities on NPC'S register of members at the time of the publication of this FTS notice for this procurement operating across England, Wales, Scotland and/or Northern Ireland including their wholly owned subsidiaries.

The register of members is obtainable from <http://nhmfframeworx.org.uk/register> of members

The Framework Agreements subject to this notice are also made available for use by any other registered social housing provider

<https://www.gov.uk/government/publications/registered-providers-of-social-housing> , Welsh registered social landlord (<https://gov.wales/registered-social-landlords>), Scottish registered social landlord

(<https://www.housingregulator.gov.scot/register-of-social-landlords>), Northern Irish registered housing association

(<https://www.communities-ni.gov.uk/articles/housing-regulation#toc-2>), any local authority as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government Act (Scotland) 1973 or as defined in the Local Government Act (Northern Ireland) 1972 and any housing Arm's Length Management

Organisation (ALMO) that either (a) becomes a member of NPC during the period of the Framework Agreements by becoming a subscriber and user of the M3NHF Schedule of Rates for Responsive and Void Property Works, the M3NHF Schedule of Rates for Planned Maintenance and Property Reinvestment and the M3NHF Repairs Ordering Schedule; or (b) becomes an associate member of NPC during the period of the Framework Agreements by entering into an Authorising Associate Member Agreement with NPC

The Contracting Authority considers that these contracts may be suitable for economic operators that are small or medium enterprises (SMEs), any selection of tenderers will however be based solely on the criteria set out in the procurement documents. NPC is administering this procurement on behalf of its Members.

The Contracting Authority reserves the right not to award any membership to any framework pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award membership of a framework for only part of the Works at its sole discretion

The Contracting Authority shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion.

For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any Call-off Contract shall be incurred entirely by that applicant/tenderer's risk.

No guarantee can be given that any business is generated under any awarded framework agreement or call off contract, nor can any guarantee be given that any framework agreement or call-off contract may be put in place in relation to this procurement.

Economic Operators are to note that Call-off Contracts will take into account the priorities of the Contracting Authority and its members relating to economic, Social and environmental well being.

All documentation can be downloaded from <https://etenders.nhmffframeworx.org.uk>

This portal is for the downloading of the draft procurement documentation, submission of tenders and communicating requests for and responses to clarifications.

All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at  
<https://etenders.nhmffframeworx.org.uk>

After creating an account on eTenders@NHMF-Frameworx, users will receive an email with a link to activate their account. Once activated and logged in, users will need the

following code to register for the procurement documentation: NPC13001

Economic operators may seek clarification where they consider any part of the procurement documentation is unclear.

All queries and any clarifications must be communicated using the secure email messaging function within the Portal, but to be received no later than 17:00 on 11th February 2025, this will provide an audit trail of all clarification requests and responses issued.

It will not be possible to respond to any queries received after that stipulated date and time. It is the Economic Operators responsibility to regularly monitor communications raised and issued through the Portal.

Response to requests for clarification will be communicated by NPC to all Economic Operators through the portal secure email messaging system.

When uploading Tender Documentation, Economic Operators must be aware of any speed limitations of their internet connection, system configuration and general web traffic etc., as these may impact on the time taken to complete the transaction. Uploading of submissions must be completed by the deadline closing date and time.

DO NOT WAIT until too near the closing time on the return date. The closing deadline for uploading completed tender documentation is the 21st February 2025 at 15.00.

Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline.

Tenders and supporting documentation must be visible to NPC and their advisers only after the closing deadline. Should Economic Operators have any queries or experience difficulties with the registration or download/upload system they should contact the eTenders@NHMF-Frameworkx help desk by email [etenders@nhmfframeworkx.org.uk](mailto:etenders@nhmfframeworkx.org.uk)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contracts is communicated to all Economic Operators.

The standstill period provides time for unsuccessful Economic Operators to challenge the award decision before Framework Agreements are entered into. The Public Contract Regulations 2015 (as amended) provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the Regulations to take action in the High Court of England and Wales.

After the expiry of the 10 day standstill period, the Contracting Authority will unless prevented by order of the High Court, conclude and enter into the Framework Agreements.

#### **VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 4AS

Country

United Kingdom