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Planning

Preliminary market Engagement for Responsive Repairs and Empty Homes Service

THE GUINNESS PARTNERSHIP LIMITED

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-005288

Procurement identifier (OCID): ocds-h6vhtk-060b11

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Scope

Description

Guinness Property (GP) is the Direct Labour Organisation for The Guinness Partnership Limited (TGPL). It provides repairs, maintenance and refurbishment works to TGPL's 70,000 homes. This market engagement seeks to inform the repairs and empty homes operating model and any arising outsourcing requirements.

The purpose of the preliminary market engagement is:

1. To inform the decision on a delivery model that meets the quality, cost, risk management and responsiveness required by The Guinness Partnership to deliver high customer satisfaction based on the capabilities, geographical coverage and capacity of market participants.
2. To gather feedback from market participants on what would make these contracts desirable, run as smoothly as possible and enable contractors to deliver to agreed service levels.
3. To gather insight into current market trends and innovations

Please note, the market engagement is for the following geographical areas:

South West

South East and Coast

London East

London West

North West

Yorkshire

Nottinghamshire

Derbyshire

Lincolnshire

Home Counties

Total value (estimated)

- £144,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Main procurement category

Works

CPV classifications

- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262100 - Scaffolding work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45451000 - Decoration work
- 45452000 - Exterior cleaning work for buildings
- 45453000 - Overhaul and refurbishment work

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF1 - Derbyshire and Nottinghamshire
- UKF3 - Lincolnshire
- UKH2 - Bedfordshire and Hertfordshire

- UKH3 - Essex
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Engagement

Engagement deadline

17 February 2026

Engagement process description

This market engagement process will be conducted through a questionnaire allowing TGPL to gather input from potential suppliers. This exercise is intended to enhance our understanding of the market's experience and capabilities. The insights gained will help shape the Lotting structure in terms of size and regions of the Lots, pricing mechanisms, conditions of participation and IT requirements.

Please note that neither phase will form part of the procurement process and will be for informational purposes only.

We reserve the option to meet with a sample of suppliers where clarification is deemed necessary and will further help to shape the approach to our final contract requirements.

Any interest shown in this market engagement does not constitute a commitment to participate in a procurement exercise. Failure to show interest does not restrict providers from participating in any future procurement exercise. The market engagement is for information and not a means to limit competition.

If you are interested in taking part in this process, the questionnaire can be found on the Proactis Portal:

<https://supplierlive.proactisp2p.com/Account/Login>

Contracting authority

THE GUINNESS PARTNERSHIP LIMITED

- Companies House: IP031693
- Public Procurement Organisation Number: PBNQ-4523-TMYT

7th Floor, 350 Euston Road

London

NW1 3AX

United Kingdom

Email: procurement@guinness.org.uk

Region: UKI31 - Camden and City of London

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