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Tender

NHG Empty Homes (Voids) Refurbishment Works Framework

Notting Hill Genesis

F02: Contract notice

Notice identifier: 2025/S 000-006471

Procurement identifier (OCID): ocids-h6vhtk-04d69c

Published 20 February 2025, 7:05pm

Section I: Contracting authority

I.1) Name and addresses

Notting Hill Genesis

Bruce Kenrick House, 2 Killick Street

London

N1 9FL

Contact

Declan Burns

Email

declan.burns@nhg.org.uk

Telephone

+44 2038150000

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Refurbishment-work./WG77PCU83K>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NHG Empty Homes (Voids) Refurbishment Works Framework

Reference number

PROC1336

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Notting Hill Genesis (NHG) is procuring a framework of contractors to provide comprehensive refurbishment works and services for Empty Homes (Voids) across all building trades. These services may also include adjacent communal areas. This single Lot framework will cover Greater London and some areas outside of London. It will be available to NHG as well as other authorised users with similar requirements.

II.1.5) Estimated total value

Value excluding VAT: £500,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 50000000 - Repair and maintenance services
- 45400000 - Building completion work

- 45000000 - Construction work
- 45300000 - Building installation work
- 09300000 - Electricity, heating, solar and nuclear energy
- 45320000 - Insulation work
- 44111000 - Building materials
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

UNITED KINGDOM

II.2.4) Description of the procurement

Notting Hill Genesis (NHG) is procuring a framework of contractors to provide comprehensive refurbishment works and services for Empty Homes (Voids) covering all building trades for NHG and other third-party framework users. Managing empty homes and ensuring they are repaired and refurbished to the required standard in a timely manner is crucial for NHG and other third-party framework users. The full scope of works may involve asbestos refurbishment and demolition surveys, removal and encapsulation, energy performance certificates and improvements, landlord gas safety checks/CP12's, including all associated remedial or boiler replacement works, and electrical installation condition reports and associated works. The services required under call-off contracts will predominantly be for sites/properties located in Greater London; however, sites/properties may also be located outside of London.

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: £500,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

NHG reserves the right to extend this framework agreement by a further two 24 month periods. Please refer to the tender documentation for further justification for the framework extension.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 15

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

NHG reserves the right to invoke an optional extension of the framework term for an additional two 24 month periods.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/WG77PCU83K>

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

There are specific professional memberships/accreditations required to participate in this procurement — Please refer to procurement documentation for full detail.

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

Restricted 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

In the case of framework agreements, provide justification for any duration exceeding 4 years:

NHG recognise the high cost and time involved in tendering. To improve ROI, longer framework durations are preferred, leading to better quality bids. NHG is committed to refurbishing empty homes with an agile supply chain. New projects target EPC Band C for rented homes by 2030, net-zero carbon by 2050. Long-term partnerships within the framework are essential for delivering lasting social value.

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-002773](#)

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

Date

31 March 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

2 June 2025

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)

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 contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

ABOUT US: NHG is one of the largest housing associations in the country, where around two in every 100 Londoners live in a NHG home. We are a not-for-profit organisation providing quality London homes at below-market rents for people that would otherwise struggle to afford them. We are both a landlord and developer, with more than 60,000 homes and a well-established commercial business, from which we reinvest to subsidise more affordable homes and rents across the capital. For more information, visit www.nhg.org.uk.

FRAMEWORK USERS: This framework will be available for use by NHG and any entity within the same group of companies as NHG (the current list can be found on our website.) It will also be available to any entity or joint venture company that we, or any other NHG group member, holds an interest in from time to time.

NHG may also (at its sole discretion) permit use of the Framework by any other contracting authority that is a provider of social housing operating in the Greater London area. This will be at NHG's sole discretion and may be subject to payment of a usage fee. This includes providers of social housing including without limitation any Registered Provider (as defined in the Housing and Regeneration Act 2008 and registered with the Regulator of Social Housing), local authorities and/or Arm's-Length Management Organisations (ALMO). A list of the current Registered Providers can be found by visiting <https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>.

Once other authorities have access, they can independently call-off from the framework and manage their contracts' performance. Such authorities may choose to direct award, using the justifications available from the framework agreement, or conduct a mini competition.

FRAMEWORK VALUE: The estimated value of the Framework Agreement is £500m. This estimation is based on NHG's projected spend of £195m over the next 15 years, with an allowance for third-party Call-Offs entered into under the framework, estimated at £305m . NHG cannot give any guarantees that works totalling this value will in fact be called off from this framework and the award of any Call-Off contracts under the framework is at NHG's (or any other user's) discretion. Equally, the total value may increase, either if NHG's own requirements increase unexpectedly or if the framework is used by other contracting authorities more extensively than anticipated.

NUMBER OF FRAMEWORK MEMBERS: NHG currently intends to appoint 10 Tenderers to the framework as an outcome of this procurement process. However, we reserve the right to appoint either more or less than 10 Tenderers at our sole discretion.

OTHER: NHG reserves the right to cancel the procurement at any time and not to proceed with all or part of the Framework Agreement. NHG will not, under any circumstance, reimburse any expense incurred by Applicants in preparing their tender submissions.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Refurbishment-work/WG77PCU83K>

To respond to this opportunity, please click here:

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GO Reference: GO-2025220-PRO-29509626

VI.4) Procedures for review

VI.4.1) Review body

The Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 86 (notices of decisions to award a contract or conclude a Framework Agreement); regulation 87 (standstill period) and the other relevant provisions of the Public Contracts Regulations 2015, following any decision to award a contract or contracts the Contracting Authority will be providing debriefing information to unsuccessful bidders and observe a minimum 10 day standstill period before the framework agreement is entered into. Notting Hill Genesis reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this notice.

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

Crown Commercial Service

London

Country

United Kingdom