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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): ocds-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](mailto: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

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## **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>

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## **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

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## **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)

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## **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](http://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>

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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