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Planning

Responsive Repairs & Void Property Framework 2026-30

Fusion 21 Foundation

UK2: Preliminary market engagement notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2026/S 000-007288

Procurement identifier (OCID): ocds-h6vhtk-061021

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Scope

Reference

Fusion21-0104

Description

Fusion21 is currently preparing for the renewal of the Responsive Repairs and Void Property Framework. The framework will cover the provision of Responsive Repairs and Void Property Works and associated services for participating contracting authorities the United Kingdom, in accordance with the objectives and requirement of the Procurement Act 2023 (PA23).

Subject to the outcome of the market engagement process it is anticipated that the framework will consist of the following porposed core lots:

Lot 1 – Responsive Repairs and Maintenance, including out-of-hours and Void Property Works.

Lot 2 – Void Property Works including major refurbishment to void properties and routine

void "ready to let" works.

Lot 3 – Void Property Security and Cleansing works

Lot 4 – Legal Disrepair Works

Lot 5 – Contact Centre Services.

The framework aims to provide compliant, flexible, and a value for money route for contracting authorities to procure Responsive Repairs and Void Property Works. It will support both national and regional coverage, with opportunities for SME's to participate. Successful suppliers will be required to demonstrate:

• Relevant experience and technical capability in Responsive Repairs and Void Property Works.

• Compliance with the requirements of the Common Assessment Standard (CAS)

• A commitment to sustainability and social value outcomes in line with the public benefit requirements of Procurement Act 2023.

The framework will be established for a period of 4 years.

Commercial tool

Establishes a framework

Total value (estimated)

• £330,000,000 excluding VAT

• £396,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

• 1 October 2026 to 30 September 2030

- 4 years

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45000000 - Construction work

- 50000000 - Repair and maintenance services

- 70331000 - Residential property services

- 45210000 - Building construction work

- 44111000 - Building materials

- 70333000 - Housing services

- 79710000 - Security services

- 45111213 - Site-clearance work

- 45453100 - Refurbishment work

- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 79512000 - Call centre

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

2 March 2026

Engagement process description

Fusion21 is undertaking a pre-market engagement exercise ahead of the planned procurement of a Responsive Repairs and Void Property Framework. The framework will support in procuring high-quality, sustainable Responsive Repairs and Void Property Works and Services and deliver value for money, social value and environmental benefits. The primary aim of the market engagement is to seek supplier's views to assist with and inform the following:

• Consider and develop approach to procurement;

• Consider the lotting structure, pricing mechanisms and geographical coverage of the framework to best meet the demands of our members;

• Influence the design of the procedure, conditions of participation and award criteria;

• Identify potential suppliers and ensure that the framework promotes fair access for SMEs and local suppliers, in line with PA23 objectives.

• Generate interest amongst the supply base for the purpose of increasing competition at the bidding stage.

Participation in this market engagement exercise is open to all suppliers with an interest or capability in delivering Responsive Repairs and Void Property Works and associated services across national and regional areas within the United Kingdom. Fusion21 welcomes the participation from:

• Established suppliers currently providing Responsive Repairs and Void Property works.

• SME's and VCSE's seeking to engage in public sector opportunities.

This will be achieved by early supplier involvement to develop the proposed pricing model, framework scope, lotting structure, and value bandings, via the following methods:

• We invite interested suppliers to provide feedback by completing the following survey: http://www.fusion21.co.uk/responsive-repairs-survey

• Virtual Webinar information session hosted by Fusion21on 10th February 2026, 11am to outline initial plans. Suppliers with questions will be signposted to the feedback form. Interested suppliers are invited to register their interest using this link:

http://www.fusion21.co.uk/reactiverepairswebinar

• Subject to demand and capacity, Individual 1-1 supplier discussions with interested parties (e.g. Responsive Repairs and Void Property suppliers) to help inform and shape the new framework. A limited number will be made available and details will be made available in the webinar.

We plan to carry out supplier engagement throughout February, including a supplier webinar on 10th February 2026. The preliminary market engagement will close on the 2nd March 2026 and we aim to publish the final Invitation to Tender in April 2026, with the new framework scheduled to go live on 1st October 2026.

Participation

Particular suitability

• Small and medium-sized enterprises (SME)

• Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

20 April 2026

Contracting authority

Fusion 21 Foundation

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Organisation type: Public authority - sub-central government