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Planning

Responsive Repairs Contractors

Places for People Group Limited

UK2: Preliminary market engagement notice - Procurement Act 2023 - view information about notice types
Notice identifier: 2026/S 000-007791
Procurement identifier (OCID): ocds-h6vhtk-06116a
Published 28 January 2026, 7:05pm

Scope

Description

Places for People (PfP) are looking to engage with the market to obtain further information from contractors ahead of its upcoming procurement of responsive repairs. We are keen to understand the market(s) to refine our requirements and shape our proposal for a formal tender process.

PfP is planning a future procurement exercise for a national framework or dynamic market delivering responsive (revenue) repairs, voids, ad hoc capital component replacement and ancillary works across England and Scotland. The lots for this potential framework/dynamic market are likely to mirror regions of stock held by PfP Group which are Scotland, Northeast, Northwest, Central and Southwest. There is a separate framework in place for South East England so it is likely that this region will be out of the scope of this procurement.

PfP Group operate a national, in-house main trades repair/DLO team - 'Field Operations', which is managed in six large regions across England and Scotland and covers both tenanted properties as well as void repair work. These teams deliver predominantly first response repairs within one hour travelling time of the reported property so that sector repair response times remain achievable. This allows PfP to allocate its resources to the priority callouts, make safe as many customer repair issues as possible with as much

national coverage as possible. The service is then supported by frameworks that allow for the follow up works that maybe required beyond that of a P1 or P3 response time attendance, to be delivered.

Over the last number of years, PfP have procured a number of DLO supporting frameworks with similar delivery functions, including the current Repairs and Capital Framework which is due to expire in August 2026. It has provided invaluable repair and component replacement service for our stock across England and Scotland, which support that of PfP internal operative teams. Additionally, it has assisted PfP in areas where the DLO coverage maybe low/reduced or where the geographical area or stock make it difficult to attend within acceptable time frames.

In lieu of this future procurement requirement PfP would like to consult with contractors in the market to hopefully assist us in improving operational delivery, relationships, share industry /sector best practices, as well as drive improvements internally and for our customers and communities.

PfP's anticipated spend on contractors is approximately £25m per annum.

To view this notice, please click here:

https://procurementhub.delta-esourcing.com/delta/viewNotice.html?noticeId=1009124328

Total value (estimated)

- £100,000,000 excluding VAT
- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 10 August 2026 to 9 August 2030
- 4 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

6 February 2026

Engagement process description

Interested contractors can express interest in taking part in the pre-market engagement by emailing procurement@placesforpeople.co.uk

All interested contractors will be sent a Microsoft Form to provide further information on their organisation and provide answers to set questions to inform the procurement. A select number of contractors will also be invited to attend a meeting on Microsoft Teams on Wednesday 11th February, Thursday 12th February or Friday 13th February. Due the the high level interest expected, it will may not be possible to invite all interested contractors to a session.

Places for People are undertaking a pre-market engagement to consult with several potential suppliers. This is a pre-market engagement only and is intended to help inform our thinking and support us in determining our next steps. Please note that this should be

deemed as market research to assist Places for People. This should not be deemed as a formal part to the procurement process. It is not a negotiation and should not be seen as one or interpreted as one.

Submission

Publication date of tender notice (estimated)

10 March 2026

Contracting authority

Places for People Group Limited

- Public Procurement Organisation Number: PCLC-2366-MYPY

305 Grays Inn Road

London

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United Kingdom

Contact name: Matthew Pearce

Email: ProcurementTeam@placesforpeople.co.uk

Region: UKI31 - Camden and City of London

Organisation type: Public authority - sub-central government