

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/008719-2025>

Contract

Internal Refurbishment Works; 2025 - 2035

Gentoo Group

F03: Contract award notice

Notice identifier: 2025/S 000-008719

Procurement identifier (OCID): ocds-h6vhtk-047336

Published 11 March 2025, 1:02pm

Section I: Contracting authority

I.1) Name and addresses

Gentoo Group

Emperor House, 2 Emperor Way

Sunderland

SR33XR

Email

david.major@gentoogroup.com

Country

United Kingdom

NUTS code

UKC23 - Sunderland

Internet address(es)

Main address

<https://www.gentoogroup.com/>

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

Internal Refurbishment Works; 2025 - 2035

Reference number

DM165948

II.1.2) Main CPV code

- 45453000 - Overhaul and refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Internal Modernisation Works

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £170,000,000

II.2) Description

II.2.1) Title

Lot No

1

II.2.2) Additional CPV code(s)

- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKC23 - Sunderland

Main site or place of performance

Within the boundaries of Sunderland, Houghton, Hetton and Washington

II.2.4) Description of the procurement

Replacement of kitchens, bathrooms, electrical rewire works and general internal refurbishments

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10%

Quality criterion - Name: Quality Evaluation / Weighting: 50%

Quality criterion - Name: Interview / Weighting: 5%

Quality criterion - Name: Scenario Assessment / Weighting: 8%

Cost criterion - Name: Lowest Cost / Weighting: 30%

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Lot No

2

II.2.2) Additional CPV code(s)

- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKC23 - Sunderland

Main site or place of performance

Within the boundaries of Sunderland, Houghton, Hetton and Washington

II.2.4) Description of the procurement

Replacement of kitchens, bathrooms, electrical rewire works and general internal refurbishments

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10%

Quality criterion - Name: Quality Evaluation / Weighting: 50%

Quality criterion - Name: Interview / Weighting: 5%

Quality criterion - Name: Scenario Assessment / Weighting: 8%

Cost criterion - Name: Lowest Cost / Weighting: 30%

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Lot No

3

II.2.2) Additional CPV code(s)

- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKC23 - Sunderland

Main site or place of performance

Within the boundaries of Sunderland, Houghton, Hetton and Washington

II.2.4) Description of the procurement

Replacement of kitchens, bathrooms, electrical rewire works and general internal refurbishments

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10%

Quality criterion - Name: Quality Evaluation / Weighting: 50%

Quality criterion - Name: Interview / Weighting: 5%

Quality criterion - Name: Scenario Assessment / Weighting: 8%

Cost criterion - Name: Lowest Cost / Weighting: 30%

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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: [2024/S 000-032156](#)

Section V. Award of contract

Contract No

1

Lot No

1

Title

Internal Refurbishment Works – LOT 1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received by electronic means: 14

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Esh Construction Ltd

County Durham

Country

United Kingdom

NUTS code

- UKC14 - Durham CC

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £68,000,000

Total value of the contract/lot: £68,000,000

Section V. Award of contract

Contract No

2

Lot No

2

Title

Internal Refurbishment Works – LOT 2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

RE:GEN North East Ltd

Sunderland

Country

United Kingdom

NUTS code

- UKC23 - Sunderland

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £68,000,000

Total value of the contract/lot: £68,000,000

Section V. Award of contract

Contract No

3

Lot No

3

Title

Internal Refurbishment Works – LOT 1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received from SMEs: 4

Number of tenders received by electronic means: 7

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

PHS Home Solutions Ltd

Sunderland

Country

United Kingdom

NUTS code

- UKC23 - Sunderland

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £34,000,000

Total value of the contract/lot: £34,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Gentoo Group Ltd

Sunderland

Country

United Kingdom