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Tender

Building Works Open Framework

Wythenshawe Community Housing Group Limited

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-009544

Procurement identifier (OCID): ocds-h6vhtk-04ebd7 ([view related notices](#))

Published 3 February 2026, 3:02pm

Scope

Reference

558

Description

This specification outlines the general requirements for the Wythenshawe Community Housing Group (WCHG) Open Building Works Framework, hereafter referred to as the Framework Agreement.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2032
- Possible extension to 31 May 2034
- 8 years

Description of possible extension:

2 x 12 month extension

Options

The right to additional purchases while the contract is valid.

0

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work

- 45400000 - Building completion work

Contract locations

- UKC - North East (England)
 - UKD - North West (England)
 - UKE - Yorkshire and the Humber
 - UKF - East Midlands (England)
 - UKG - West Midlands (England)
 - UKH - East of England
 - UKI - London
 - UKJ - South East (England)
 - UKK - South West (England)
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Lot 1. General Build

Description

General Build, repair and Maintenance

Lot value (estimated)

- £2,000,000 excluding VAT

- £2,400,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 2. Void/Empty Homes

Description

WCHG are looking for contractors to delivery all our Voids repairs and maintenance works across our estate. This will include but not limited to:

- Full void property turnarounds
- Kitchen & bathroom replacements
- Re decoration, compliance checks, deep cleans
- Minor adaptations
- Responsive repair follow on works
- Void Clearance
- Flooring

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 3. Service specific works

Description

This lot is designed for smaller contractors who deliver specialist responsive repair and voids works. These contractors who deliver specialist works can apply for this lot and will be managed on the same basis as general build and voids lots.

Contractor's bidding for these works much state their specialism, e.g glazing, flooring, brickwork as part of their response

These are works not limited to the below:

Bricklaying / blockwork - small repairs, repointing, making good

Plastering patch repairs, bonding, skimming after leaks or chases

Basic carpentry / joinery

Doors & frames (adjust, re-hang, ease) Skirting, architraves

Boxing-in pipework

Concrete & screed repairs - thresholds, paths, small floor areas Roofing (minor works)

Replace slipped tiles/slates

Basic felt/batten repairs (non-structural)

Internal finishes & making good

Tiling - small wall/floor repairs, splashbacks

Flooring repairs

Vinyl/LVT patching

Timber floor repairs

Decoration (minor)

Patch painting after repairs

Stain-blocking small areas

Fencing & gates - repairs and replacements

Paving / flagging - lifting and relaying slabs

Pointing & masonry repairs

Windows & Glazing

Guttering & rainwater goods - replace sections, clear blockages

Contractors are to work to SOR Version 8 and deliver against the technical specifications in Document 2b.

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 4. Planned Works

Description

Planned investment works (also known as major works) are where we carry out renewals and refurbishments within or outside of your home, such as kitchens, bathrooms, doors, windows, boilers, roofs, fencing, or thermal insulation. This is usually done when an item has reached its natural lifespan and it's no longer easy or economical to repair or maintain, or it may be simply outdated and in need of modernisation

This lot is for WCHG planned and investment work over the next 8 years. All WCHG capital replacement programme will be procured through mini competition via this lot where possible. Contractors will have to undertake:

- Programme based delivery
- Resident consultation & communication
- Design, survey & specification verification
- CDM compliance for projects
- Reporting of progress, variations & risks

As part of this lot, WCHG will include all investment works including

- Boiler,
- Kitchens and Bathrooms replacement programme.
- Roofing Renewals and all other cyclical replacement programme activity
- Roof repairs or replacement
- Window and door replacement
- External wall repairs
- Lift modernisation or replacement

Lot value (estimated)

- £6,000,000 excluding VAT
- £7,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 5. Building Safety

Description

- WCHG are intending to trial and procure specific building safety requirements through this building safety lot. This will include activity such as:
 - Fire door renewals & repairs (
 - Fire stopping and passive fire protection
 - Compartmentation works
 - Life safety system installation (AOVs, fire alarms, sprinklers)
 - Surveys & building safety documentation
 - HRB specific works

Contractors will be required to work with the Group's building safety manager and follow all legislative requirements detailed in this service specification. WCHG intends to continue to use external frameworks where required for complicated procurement activity

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Framework

Open framework scheme end date (estimated)

31 May 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Quality only

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. General Build

Lot 2. Void/Empty Homes

Lot 3. Service specific works

Lot 4. Planned Works

Lot 5. Building Safety

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

10 March 2026, 12:00pm

Tender submission deadline

16 March 2026, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=82500b46-ebfd-f011-813c-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 May 2026

Award criteria

Name	Description	Type	Weighting
Quality	100%	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Wythenshawe Community Housing Group Limited

- Companies House: 08198590
- Public Procurement Organisation Number: PHPP-3148-QWPQ

Wythenshawe House 8 Poundswick Lane

Manchester

M22 9TA

United Kingdom

Email: procurement@wchg.org.uk

Region: UKD33 - Manchester

Organisation type: Public authority - sub-central government