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Planning

Major Void Refurbishment

Northamptonshire Partnership Homes

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-010021

Procurement identifier (OCID): ocids-h6vhtk-06470f

Published 4 February 2026, 2:05pm

Scope

Reference

NPH_2025_43

Description

BACKGROUND TO NPH

Northamptonshire Partnership Homes (NPH) are an arm's length management organisation, formed in January 2015 that manages over 11,500 homes on behalf of West Northamptonshire Council (WNC). Currently, NPH is a wholly owned subsidiary of WNC, a Company Limited by Guarantee (CLG) and a not-for-profit organisation. This means that our income is put back into providing housing, housing related service, and supporting the communities we work in.

Following a decision taken by WNC in November 2025, the services undertaken by NPH will be transitioned back under direct control of the Council. The current completion date for the transition of all services from NPH to the Council is by April 2027.

OPPORTUNITY OVERVIEW

NPH are required to undertake void refurbishment works to bring properties up to the lettable standard when required before reletting them. We have external contracts in place which support this and which expire in December 2026.

As part of our early market engagement NPH are seeking interest from contractors who have experience and capacity in undertaking a range of general internal and external refurbishment works which may include (as examples):

General painting and decorating, electrical and plumbing works

Full or partial replacement of kitchen and bathrooms

External works (such as pavements, fencing, patios)

Flooring replacements

Due to the nature of void works these are responsive works with a fast response required to minimise void rent loss and maximise rental income for all properties which are managed by NPH.

The anticipated new contract will start from December 2026, and we are starting to plan out what is required of this new contract. It is anticipated the duration will 2 years, with an additional two years to be offered dependent on the needs of NPH and which will be based on performance, with the anticipated budget of approximately £4.5 million excl. vat per year across contractors.

This tender is due for publication during April 2026.

If you are interested in this opportunity, please email nphprocurement@nph.org.uk and provide contact details of the individual/s who should be kept informed of this process and any further opportunity for early market engagement with NPH.

Your email should include Company name and the name, email address and contact number for the most appropriate person for NPH to contact.

To view this notice, please click here:

<https://nph.delta-esourcing.com/delta/viewNotice.html?noticeId=1011782694>

Total value (estimated)

- £18,000,000 excluding VAT
- £21,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 December 2026 to 30 December 2028
- Possible extension to 30 December 2030
- 4 years

Main procurement category

Works

CPV classifications

- 45453000 - Overhaul and refurbishment work

Contract locations

- UKF24 - West Northamptonshire

Engagement

Engagement deadline

1 December 2026

Engagement process description

A request for interest in the market place as a result of this pre-market engagement notice

Contracting authority

Northamptonshire Partnership Homes

- Public Procurement Organisation Number: PGTJ-9157-YWQM

9-13 St. James Mill Road

Northampton

NN5 5JW

United Kingdom

Contact name: Karen Andrews

Telephone: 000000000000

Email: karen.andrews@nph.org.uk

Region: UKF24 - West Northamptonshire

Organisation type: Public authority - sub-central government