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Tender

Repairs and Maintenance Services and Works

Great Places Housing Group Limited

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

Notice identifier: 2026/S 000-016863

Procurement identifier (OCID): ocds-h6vhtk-0512c7 ([view related notices](#))

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Changes to notice

This notice has been edited. The [previous version](#) is still available.

Clarification deadline and Submission deadline extended.

This is to allow sufficient time for Participation following amendment to the PSQ Conditions of Participation; Financial Standing criteria (Turnover) - to reflect values excluding VAT.

Scope

Reference

ProContract DN769736

Description

Great Places Housing Group (GPHG) is seeking contractors for Repairs and Maintenance Services and Works.

Scope covers reactive, standard void repairs, complex void, disrepair, major works, refurbishment and replacement works and services to any Great Places property. Emergency call-out within four hours is also required for Lots 1, 3, 5,7.

Lots will be split by trade and region:

1 Multi-trade

2 Damp works

3 Electrical

4 Clean, Clear & Gardens

5 Drainage

6 Scaffolding

7 Roofing

A) North -includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

B) South - includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

An optional sub-Lot C will assess most advantageous tender for sub-Lot A & B combined.

Sub-Lot C values are estimated on the total of A & B and included in the 'Description' of each Lot. Further clarity is in the ITT.

The full extent of regions is covered in the map provided in the Associated Tender Documents. Bidders should not rely on these descriptions only.

GPHG envisages flexibility from suppliers to work across regions, to manage capacity and on-time delivery. There is no guarantee of volume nor any exclusivity.

Total value (estimated)

- £20,600,031 excluding VAT
- £24,720,036 including VAT

Above the relevant threshold

Options

The right to additional purchases while the contract is valid.

GPHG may exercise the following options during the procurement phase:

- i. Great Places may alter or amend the tender notice to ensure it remains compliant with the Procurement Act 2023.
- ii. Great Places' may alter, before the submission deadline for Stage 1, the CFP description, stages or evaluation if this is proportionate based on clarifications received.
- iii. Great Places may alter the draft tender documents provided at Stage 1, ready for final tenders at Stage 3 where this is reasonable and proportionate to do so, for example, non-substantial amendments to remove errors, omissions, provide further detail or to ensure it is more readily understood.
- iv. Great Places may abandon this procurement process at any time. It shall have no liability whatsoever to any Potential Providers, should it elect to abandon this procurement exercise.
- v. Great Places may alter the procurement timetable at its discretion.
- vi. To cancel, vary or withdraw a Lot or sub-Lot at any stage, where there is not a minimum of two compliant Potential Providers.
- vii. To clarify any part of a submission received at any stage.

viii. To use alternative electronic means of receiving tenders in the event of technical difficulties with the e-tender platform during the Competitive Flexible Procedure.

ix. Great Places may award to the most advantageous tender from sub-Lot A and B, or sub-Lot C, in line with assessment methodology in the tender documents.

GPHG may exercise the following options during the Contract Period:

i. Successful suppliers may work across Lots to manage capacity and on-time delivery

ii. The Contract Area or Contract Period may be extended to require Suppliers to deliver additional services/works or locations that are in keeping with the nature of the contract for presently unknown variables, such as:

> to support other departments within Great Places

> to help to meet carbon net zero objectives

> supporting any incoming or new regulatory and legislative changes

> in cases of urgency

> in cases of an alternative contract failure or termination

> in cases of GPHG staff absence or illness

iii. in the event GPHG acquires additional stock, e.g. through merger, contract or other acquisition, then GPHG reserves the right to extend the contract by a further period of 1 year and up to 50% value.

All bids are to remain valid for acceptance for a period of 6 months.

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45220000 - Engineering works and construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50000000 - Repair and maintenance services
- 51100000 - Installation services of electrical and mechanical equipment
- 90000000 - Sewage, refuse, cleaning and environmental services

Lot constraints

Maximum number of lots a supplier can bid for: 3

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

The maximum number of Potential Providers per sub-Lot is one (1).

Suppliers are invited to place a bid for:

- i. A single trade Lot only.
- ii. For Lot 1 - sub-Lot a or b.
- iii. For Lots 2,3,4,5,6,7 - either:

>>> sub-Lot a or b

>>>sub-Lot a and b

>>>sub-Lot a, b and c

Further detail in the associated tender documents.

Not the same for all lots

Contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1A (was 1). Multi-trade Lot (North)

Description

Multi-trade expected to include (but is not limited to) repairs, replacement, installations and associated services, supply and works for building maintenance, whole property refurbishment, voids, roofing, drainage, grounds maintenance, groundworks, kitchen and bathrooms, doors and windows, decoration, joinery, electrical and plumbing.

24/7 365 days per year emergency call-out within 4 hours is expected for plumbing, drainage and roofing.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £3,829,167 excluding VAT
- £4,595,000 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 1B (was 1b). Multi-trade Lot (South)

Description

Multi-trade expected to include (but is not limited to) repairs, replacement, installations and associated services, supply and works for building maintenance, whole property refurbishment, voids, roofing, drainage, grounds maintenance, groundworks, kitchen and bathrooms, doors and windows, decoration, joinery, electrical and plumbing.

24/7 365 days per year emergency call-out within 4 hours is expected for plumbing, drainage and roofing.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £6,520,000 excluding VAT
- £7,824,000 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 1c. Multi-trade Lot - Yorkshire (East)

Cancelled - no contracts will be awarded related to this lot

Lot 1d. Multi-trade Lot - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Lot 2A (was 2a). Damp works (North)

Description

Provision of all damp-related works, associated joinery, and decorative repairs. Services

include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £962,500 excluding VAT
- £1,155,000 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 2B (was 2b). Damp works (South)

Description

Provision of all damp-related works, associated joinery, and decorative repairs. Services include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £1,329,167 excluding VAT
- £1,595,000 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 2C (was 2c). Damp works (Combined)

Description

ACTUAL LOT ESTIMATE: £2,751,000 (combining Lot A and Lot B).

Provision of all damp-related works, associated joinery, and decorative repairs. Services include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG 'Combined' region, covering the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside; and the GPHG 'South' region: includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £5 excluding VAT

- £6 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 2d. Damp works - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Lot 3A (was 3a). Electrical (North)

Description

Provision of electrical services on an emergency, reactive and planned basis for supply, installation, maintenance, repairs and testing across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to,

carrying out Electrical Installation Condition Reports (EICRs) including appliances, diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge protection, smoke detectors, and ventilation systems.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £1,042,500 excluding VAT
- £1,251,000 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 3B (was 3b). Electrical (South)

Description

Provision of electrical services on an emergency, reactive and planned basis for supply, installation, maintenance, repairs and testing across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to, carrying out Electrical Installation Condition Reports (EICRs) including appliances, diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge protection, smoke detectors, and ventilation systems.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £1,564,167 excluding VAT
- £1,877,000 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 3C (was 3c). Electrical (Combined)

Description

ACTUAL LOT ESTIMATE: £3,128,000 (combining Lot A and Lot B).

Provision of electrical services on an emergency, reactive and planned basis for supply, installation, maintenance, repairs and testing across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to, carrying out Electrical Installation Condition Reports (EICRs) including appliances, diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge protection, smoke detectors, and ventilation systems.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG 'Combined' region, covering the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside; and the GPHG 'South' region: includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £5 excluding VAT
- £6 including VAT

Contract dates (estimated)

- 13 October 2026 to 13 October 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 3d. Electrical - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Lot 4A (was 4a). Clean, Clear and Gardens (North)

Description

Delivery of cleaning, clearance, and grounds maintenance services on a Reactive and planned basis, including supply, maintenance, minor repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environment.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste.

Outdoor works include but are not limited to, clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or repairing fencing, groundworks cleaning

gutters and windows, and removing bulky waste or fly-tipped items from communal and public areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £134,167 excluding VAT
- £161,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 4B (was 4b). Clean, Clear and Gardens (South)

Description

Delivery of cleaning, clearance, and grounds maintenance services on a Reactive and

planned basis, including supply, maintenance, minor repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environment.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste.

Outdoor works include but are not limited to, clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or repairing fencing, groundworks cleaning gutters and windows, and removing bulky waste or fly-tipped items from communal and public areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £403,333 excluding VAT
- £484,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 4C (was 4c). Clean, Clear and Gardens (Combined)

Description

ACTUAL LOT ESTIMATE: £645,000 (Combined Lot A and B).

Delivery of cleaning, clearance, and grounds maintenance services on a Reactive and planned basis, including supply, maintenance, minor repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environment.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste.

Outdoor works include but are not limited to, clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or repairing fencing, groundworks cleaning gutters and windows, and removing bulky waste or fly-tipped items from communal and public areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG 'Combined' region, covering the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside; and the GPHG 'South' region: includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £5 excluding VAT
- £6 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 4d. Clean, Clear and Gardens - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Lot 5A (was 5a). Drainage (North)

Description

Provision of drainage services on an emergency, reactive and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems, including any necessary excavation, groundworks and plumbing tasks.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £1,371,667 excluding VAT
- £1,646,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 5B (was 5b). Drainage (South)

Description

Provision of drainage services on an emergency, reactive and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems, including any necessary excavation, groundworks and plumbing tasks.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £915,000 excluding VAT
- £1,098,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 5C (was 5c). Drainage (Combined)

Description

ACTUAL LOT ESTIMATE: £2,744,000 (Combined Lot A and B).

Provision of drainage services on an emergency, reactive and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems, including any necessary excavation, groundworks and plumbing tasks.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG 'Combined' region, covering the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside; and the GPHG 'South' region: includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £5 excluding VAT
- £6 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 5d. Drainage - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Lot 6A (was 6a). Scaffolding (North)

Description

Supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project, considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £309,167 excluding VAT
- £371,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 6B (was 6b). Scaffolding (South)

Description

Supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project, considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £252,500 excluding VAT
- £303,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 6C (was 6c). Scaffolding (Combined)

Description

ACTUAL LOT ESTIMATE: £674,000 (Combined Lot A and B)

Supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project, considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG 'Combined' region, covering the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside; and the GPHG 'South' region: includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £5 excluding VAT
- £6 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 6d. Scaffolding - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Lot 7A (was 7a). Roofing (North)

Description

Provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include minor repairs, full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components. Non-domestic properties may occasionally be required on a quoted basis.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside.

Lot value (estimated)

- £688,333 excluding VAT
- £826,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

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

Lot 7B (was 7b). Roofing (South)

Description

Provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include minor repairs, full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components. Non-domestic properties may occasionally be required on a quoted basis.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG 'South' region - includes: South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £1,278,333 excluding VAT
- £1,534,000 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber

Same for all lots

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

Lot 7C (was 7c). Roofing (Combined)

Description

ACTUAL LOT ESTIMATE: £2,360,000 (Combined Lot A and B)

Provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include minor repairs, full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components. Non-domestic properties may occasionally be required on a quoted basis.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

24/7 365 days per year emergency call-out within 4 hours is expected.

This region covers the GPHG 'Combined' region, covering the GPHG North Region: includes North Greater Manchester, Lancashire, South Cumbria, and northern Merseyside; and the GPHG 'South' region: includes South and East Greater Manchester, Cheshire, South Yorkshire, North Staffordshire, and Derbyshire.

Lot value (estimated)

- £5 excluding VAT
- £6 including VAT

Contract dates (estimated)

- 13 September 2026 to 13 October 2031
- 5 years, 1 month, 1 day

Contract locations

- UKD - North West (England)
- UAE - Yorkshire and the Humber

Same for all lots

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

Lot 7d. Roofing - Lancashire (North)

Cancelled - no contracts will be awarded related to this lot

Participation

Legal and financial capacity conditions of participation

Lot 1A (was 1). Multi-trade Lot (North)

Lot 1B (was 1b). Multi-trade Lot (South)

Lot 2A (was 2a). Damp works (North)

Lot 2B (was 2b). Damp works (South)

Lot 2C (was 2c). Damp works (Combined)

Lot 3A (was 3a). Electrical (North)

Lot 3B (was 3b). Electrical (South)

Lot 3C (was 3c). Electrical (Combined)

Lot 4A (was 4a). Clean, Clear and Gardens (North)

Lot 4B (was 4b). Clean, Clear and Gardens (South)

Lot 4C (was 4c). Clean, Clear and Gardens (Combined)

Lot 5A (was 5a). Drainage (North)

Lot 5B (was 5b). Drainage (South)

Lot 5C (was 5c). Drainage (Combined)

Lot 6A (was 6a). Scaffolding (North)

Lot 6B (was 6b). Scaffolding (South)

Lot 6C (was 6c). Scaffolding (Combined)

Lot 7A (was 7a). Roofing (North)

Lot 7B (was 7b). Roofing (South)

Lot 7C (was 7c). Roofing (Combined)

>> Financial Standing - Annual turnover must be at least 3× the Lot value.

>> A Credit Score of 35 or more with Credit Serve

>>Insurance - Confirm willingness to obtain required insurance.

- Employer's (Compulsory) Liability Insurance* = [£5m]

- Public Liability Insurance = [£5m]

- Professional Indemnity Insurance = [£2m]

>> Real Living Wage - Supplier must commit to pay in line with the Real Living Wage.

>> NHF Schedule of Rates - Supplier must agree to quote based on NHF SOR and acknowledge the wider NHF documents.

>> Data Protection - Supplier must be willing to complete Data Protection Impact Assessment and confirm ICO compliance

>> ISO Regulatory Action - Supplier must confirm whether their organisation has been subject to regulatory action.

>> Safeguarding - Supplier must have basic DBS for all operatives, and have their own policy and training, or comply with Great Places policy and training

Technical ability conditions of participation

Lot 1A (was 1). Multi-trade Lot (North)

Lot 1B (was 1b). Multi-trade Lot (South)

Lot 2A (was 2a). Damp works (North)

Lot 2B (was 2b). Damp works (South)

Lot 2C (was 2c). Damp works (Combined)

Lot 3A (was 3a). Electrical (North)

Lot 3B (was 3b). Electrical (South)

Lot 3C (was 3c). Electrical (Combined)

Lot 4A (was 4a). Clean, Clear and Gardens (North)

Lot 4B (was 4b). Clean, Clear and Gardens (South)

Lot 4C (was 4c). Clean, Clear and Gardens (Combined)

Lot 5A (was 5a). Drainage (North)

Lot 5B (was 5b). Drainage (South)

Lot 5C (was 5c). Drainage (Combined)

Lot 6A (was 6a). Scaffolding (North)

Lot 6B (was 6b). Scaffolding (South)

Lot 6C (was 6c). Scaffolding (Combined)

Lot 7A (was 7a). Roofing (North)

Lot 7B (was 7b). Roofing (South)

Lot 7C (was 7c). Roofing (Combined)

>> Technical Capability Assessment - As per ITT section 3.5. Sub-criteria:

- Demonstrated experience in social housing environments [case study submission]
- Demonstrated experience using client IT systems [case study submission]
- Reference details for each case study.

>> Cyber Security - Supplier must be willing to complete the Security Questionnaire and confirm resources to handle cyber security.

>> Constructionline / CHAS Membership - Supplier must be registered with Constructionline or CHAS.

>> Ability to Meet Timescales - Supplier must confirm ability to meet response times as detailed in the Form of Agreement, Priority Coding, relevant to the Lot.

>> Access Procedure - Supplier must agree to comply with GP's access procedure.

>> Required Competencies - Supplier must self-certify they meet the required competencies as detailed in appendix 2 (NHF Articles) appendix 8, relevant to the Lot tendered.

>> Social Value - Supplier must agree to contribute 2% of contract spend to Great Places social value initiatives.

Particular suitability

Lot 1A (was 1). Multi-trade Lot (North)

Lot 1B (was 1b). Multi-trade Lot (South)

Lot 2A (was 2a). Damp works (North)

Lot 2B (was 2b). Damp works (South)

Lot 2C (was 2c). Damp works (Combined)

Lot 3A (was 3a). Electrical (North)

Lot 3B (was 3b). Electrical (South)

Lot 3C (was 3c). Electrical (Combined)

Lot 4A (was 4a). Clean, Clear and Gardens (North)

Lot 4B (was 4b). Clean, Clear and Gardens (South)

Lot 4C (was 4c). Clean, Clear and Gardens (Combined)

Lot 5A (was 5a). Drainage (North)

Lot 5B (was 5b). Drainage (South)

Lot 5C (was 5c). Drainage (Combined)

Lot 6A (was 6a). Scaffolding (North)

Lot 6B (was 6b). Scaffolding (South)

Lot 6C (was 6c). Scaffolding (Combined)

Lot 7A (was 7a). Roofing (North)

Lot 7B (was 7b). Roofing (South)

Lot 7C (was 7c). Roofing (Combined)

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

4 March 2026, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

13 March 2026, 5:00pm

Submission address and any special instructions

Submission in through ProContract, reference DN769736.

Link to advert:

<https://procontract.due-north.com/Advert?advertId=af64297e-87b9-f011-813a-005056b64545&fromRfxSummary=True&rfxId=505bc7cd-87b9-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1A (was 1). Multi-trade Lot (North)

Maximum 5 suppliers

Selection criteria:

Stage 1 pass/fail assessment and scoring of Case Studies.

Lot 1B (was 1b). Multi-trade Lot (South)

Lot 2A (was 2a). Damp works (North)

Maximum 5 suppliers

Selection criteria:

Stage 1 pass/fail assessment and scoring of Case Studies.

Lot 2B (was 2b). Damp works (South)

Lot 3A (was 3a). Electrical (North)

Lot 3B (was 3b). Electrical (South)

Lot 4A (was 4a). Clean, Clear and Gardens (North)

Lot 4B (was 4b). Clean, Clear and Gardens (South)

Lot 5A (was 5a). Drainage (North)

Lot 5B (was 5b). Drainage (South)

Lot 6A (was 6a). Scaffolding (North)

Lot 6B (was 6b). Scaffolding (South)

Lot 7A (was 7a). Roofing (North)

Lot 7B (was 7b). Roofing (South)

1 to 5 suppliers

Selection criteria:

Stage 1 pass/fail assessment and scoring of Case Studies.

Award decision date (estimated)

13 June 2026

Recurring procurement

Publication date of next tender notice (estimated): 13 January 2031

Award criteria

Lot 1A (was 1). Multi-trade Lot (North)

Lot 1B (was 1b). Multi-trade Lot (South)

Lot 2A (was 2a). Damp works (North)

Lot 2B (was 2b). Damp works (South)

Lot 2C (was 2c). Damp works (Combined)

Lot 3A (was 3a). Electrical (North)

Lot 3B (was 3b). Electrical (South)

Lot 3C (was 3c). Electrical (Combined)

Name	Type	Weighting
Quality Questions	Quality	45%
Price	Price	40%
Interview	Quality	15%

Lot 4A (was 4a). Clean, Clear and Gardens (North)

Lot 4B (was 4b). Clean, Clear and Gardens (South)

Lot 4C (was 4c). Clean, Clear and Gardens (Combined)

Lot 5A (was 5a). Drainage (North)

Lot 5B (was 5b). Drainage (South)

Lot 5C (was 5c). Drainage (Combined)

Lot 6A (was 6a). Scaffolding (North)

Lot 6B (was 6b). Scaffolding (South)

Lot 6C (was 6c). Scaffolding (Combined)

Lot 7A (was 7a). Roofing (North)

Lot 7B (was 7b). Roofing (South)

Lot 7C (was 7c). Roofing (Combined)

Name	Type	Weighting
Price	Price	50%
Quality Questions	Quality	50%

Other information

Payment terms

Invoices will be validated against orders completed in Great Places Contractor Portal. It is a mandatory requirement to use the GPHG Contractor Portal. All invoices must be sent to invoices@greatplaces.org.uk quoting a valid purchase order number.

Subject to the Employer's right to withhold or dispute any amount, the Employer will pay the Contractor within 30 calendar days from receipt of an undisputed invoice.

Description of risks to contract performance

Market Capacity Risk - Limited number of suitably qualified subcontractors in the region may lead to insufficient competition.

Pricing Volatility - Fluctuations in material and labour costs (e.g. due to inflation or supply chain issues) could impact contract delivery and budget adherence.

Supply Chain Disruption - Global or local events could impact delivery times and costs.

Mobilisation Delays - Contractors may face delays in starting services due to onboarding, resource allocation, or access issues.

Policy or Legislative Changes - New government regulations (e.g. building safety, net zero requirements) could impose additional obligations mid-contract.

Force Majeure Events - Natural disasters, pandemics, or geopolitical events could impact delivery timelines or costs.

Undisclosed Conflicts of Interest - A bidder may have undeclared relationships that could compromise the integrity of the process.

Cybersecurity Breaches - If digital systems are used for scheduling or reporting, there's a risk of data breaches or system failures.

Complaints - Dissatisfaction from residents or stakeholders could delay or complicate works.

Leasehold reform - Ongoing or upcoming leasehold reform legislation (e.g. Leasehold and Freehold Reform Bill) may alter the rights of leaseholders, particularly around service charges, consultation requirements, and enfranchisement.

In-house delivery - Repairs service delivered by internal resource may increase or decrease during lifetime of the contract.

Technology Failure or Integration Issues - If digital systems (e.g. job scheduling, resident portals) are used, integration or reliability issues may arise.

Acquisition or merger in the event GPHG acquires additional stock, e.g. through merger, contract or other acquisition, then GPHG reserves the right to extend the contract by a further period of 1 year and up to 50% value

Additional services - Suppliers may be required to deliver additional services/works or location that are in keeping with the nature of the contract for presently unknown variables, such as:

- > to support other departments within Great Places
- > to help to meet carbon net zero objectives
- > supporting any incoming or new regulatory and legislative changes
- > in cases of urgency
- > in cases of an alternative contract failure or termination
- > in cases of GPHG staff absence or illness

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

GPHG is conducting the procurement for the Project in accordance with the Procurement Act 2023 under the Competitive Flexible Procedure comprising up to 4 stages, split between two grouping of trades:

- Group 1 trades - stage 1-4 - (multi-trade, damp works, electrical)
- Group 2 trades - stage 1-3 - (clean, clear and gardens, drainage, scaffolding, roofing)

Stages are:

>> Stage 1 - Participation: Procurement Specific Questionnaire with Conditions of Participation (pass/fail criteria).

This stage will be used to assess mandatory criteria and technical and legal competency. Those passing the mandatory criteria and criteria as defined in the ITT will be invited to Stage 2.

Potential providers will have access to the full tender pack at Stage 1, but should not complete it. This is to allow Potential Providers to raise clarifications about the tender documentation.

Clarification responses not material to Stage 1 may not be responded to at this stage, but may be used to refine criteria at later stages.

There will be down-selection to the top five (5) scoring suppliers, per Sub-Lot A and B.

>> Stage 2 - Requirements briefing, open dialogue and clarifications.

Attendance is mandatory to pass and be invited to the next stage.

Bidder clarifications at this stage may be used to refine award criteria and the tender documentation in preparation for Stage 3.

>> Stage 3 - Invitation to Tender: Quality and Price assessment.

- Group 1 trades: 45% quality, 40% price.

The three top scoring suppliers (or if within 1% of third place) will be invited to Stage 4, interview.

- Group 2 trades: 50% quality, 50% price.

Assessment of sub-Lot A, B and C will take place for Group 2 trades, as described in the associated tender documents, to identify most advantageous tender.

>> Stage 4 - Group 1 Trades only: Interview 15%.

Assessment of sub-Lot A, B and C will take place for Group 1 trades, as described in the associated tender documents, to identify most advantageous tender.

GPHG will award either sub-Lot A and B, or sub-Lot C (combined regions).

GPHG reserves the right to vary any aspect of this approach within the flexibility under the Procurement Act 2023 and as defined in the associated tender documents.

A UK3 qualifying planned procurement notice has been published (Publication reference: 2025/S 000-056535). Great Places will exercise its right to reduce the tender period to 10 days.

Reduced tendering period

Yes

Qualifying planned procurement notice - minimum 10 days

Justification for not publishing a preliminary market engagement notice

Pre-market engagement was completed under PCR2015. Notice Reference: GPLAC001-DN734451-93854511 and Submission ID: 20240725-000028.

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=af64297e-87b9-f011-813a-005056b64545&fromRfxSummary=True&rfxId=505bc7cd-87b9-f011-813a-005056b64545>

ProContract reference DN769736.

This advert will automatically accept expressions of interest (within the Expression of interest window).

Potential providers should then complete Stage 1: Participation, consisting of the Procurement Specific Questionnaire with Conditions of Participation.

Potential providers will also have access to the full tender pack, in order to raise clarifications about the tender documentation.

Clarification responses not material to Stage 1 may not be responded to at this stage.

Documents to be provided after the tender notice

The full draft tender pack will be issued at Stage 1.

The final tender pack for submissions will be issued at Stage 3 on ProContract, for providers shortlisted from Stage 1 and 2.

Technical specifications to be met

<https://www.m3h.co.uk/products/schedules/m3nhf-schedule-of-rates>

NHF V8 Specifications, Descriptions, Rates, Prelims and SMV

Contracting authority

Great Places Housing Group Limited

- Mutuals Public Register: 30045R
- Public Procurement Organisation Number: PRYW-1616-TVYT

2a Derwent Avenue

Manchester

M21 7QP

United Kingdom

Email: procurement@greatplaces.org.uk

Website: <https://www.greatplaces.org.uk/>

Region: UKD33 - Manchester

Organisation type: Public authority - sub-central government