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Planning

## **Estate Management Services Framework (EMSF)**

Homes England (the name adopted by the Homes and Communities Agency)

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-024371

Procurement identifier (OCID): ocds-h6vhtk-04875c

Published 2 August 2024, 4:03pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Homes England (the name adopted by the Homes and Communities Agency)

The Lumen, St James Boulevard, Newcastle Helix

Newcastle upon Tyne

NE4 5BZ

#### **Contact**

Mr David Minto

#### **Email**

[david.minto@homesengland.gov.uk](mailto:david.minto@homesengland.gov.uk)

#### **Telephone**

+44 1914977667

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.gov.uk/government/organisations/homes-england>

Buyer's address

<https://www.gov.uk/government/organisations/homes-england>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Opportunities/>

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

National or federal Agency/Office

**I.5) Main activity**

Housing and community amenities

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**Section II: Object****II.1) Scope of the procurement****II.1.1) Title**

## Estate Management Services Framework (EMSF)

Reference number

DN734441

### **II.1.2) Main CPV code**

- 70000000 - Real estate services

### **II.1.3) Type of contract**

Services

### **II.1.4) Short description**

Homes England

We are the government's housing and regeneration agency. We drive regeneration and housing delivery to create high-quality homes and thriving places.

For more information visit: [www.gov.uk/homes-england](http://www.gov.uk/homes-england)

A key objective of the Homes England Estate Management (EM) team is to ensure the Homes England development estate currently under direct management (c 6000 hectares) is safe and compliant (with statutory, mandatory, and contractual requirements) and, therefore, managed within the agency's risk appetite.

A key element of the current model for delivering the EM Mission (A safe, compliant, and sustainable estate provided at the lowest appropriate net cost) is a single-supplier framework awarded to The Environment Partnership (TEP) which provides a range of professional services to meet health and safety and other statutory requirements as well as to identifying works and services to maintain the estate.

Additionally, the Framework provider completes the tendering of works and services process for the estate on behalf of Homes England. Under the current model these various service providers contract directly with Homes England; due to the high transaction volume this creates a significant administration burden for the Agency's EM, Finance, and Commercial teams. This administrative burden diverts the EM team away from higher value-adding strategic asset management work to the routine, "business-as-usual" property management tasks. This current framework is scheduled to end 31st March 2025.

The model proposed for this new single supplier procurement framework includes all the

services included in the previous model with the introduction of an Inclusive Repair Limit (IRL) model which, it is hoped, will enhance the capability previously supplied by the HE Estate Management Services Framework (EMSF). The IRL is based on the “trust and verify” (T&V) approach which has been proven by other government departments. T&V means that the EM team will retrospectively audit and assure a sample of invoices rather than generate and process them all (c 3,000 p.a.). This will significantly decrease the administrative burden on the Agency allowing staff to focus on value add and strategic work.

It is currently envisaged that the ITT for this procurement will be published week commencing 19 August 2024.

This PIN is to provide advanced notice to the marketplace - Homes England does not plan to shorten the timescales for supplier response.

### **II.1.5) Estimated total value**

Value excluding VAT: £18,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

See II.1.4. Short description

## **II.3) Estimated date of publication of contract notice**

19 August 2024

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes