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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

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

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

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

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