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Not applicable

Estate Management Services Framework (EMSF)

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

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-026209

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

Published 16 August 2024, 4:18pm

Section I: Contracting authority/entity

I.1) Name and addresses

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

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Buyer's address

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

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 2nd September 2024.

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

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2024/S 000-024371](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

II.1.4.

Lot No

1

Place of text to be modified

II.1.4. Short description

Instead of

Text

Amended estimated publication date.

Read

Text

Amended estimated publication date.