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Planning

Cladding Removal and Remediation of Low and High Rise Buildings

Northamptonshire Partnership Homes

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

Notice identifier: 2025/S 000-041257

Procurement identifier (OCID): ocds-h6vhtk-05620b

Published 18 July 2025, 12:05pm

Scope

Reference

NPH_2025_34

Description

THIS IS AN EARLY MARKET ENGAGEMENT NOTICE, IF YOU ARE INTERESTED IN THIS OPPORTUNITY PLEASE USE THIS LINK - <https://nph.deltasourcing.com/respond/269YA5WM72>

YOU WILL NEED TO BE REGISTERED AND LOGGED IN, NPH HAVE SET UP A SHORT QUESTIONNAIRE TO BE COMPLETED TO CAPTURE YOUR EXPRESSION OF INTEREST SO WE CAN KEEP YOU UPDATED AND DISCUSS THIS OPPORTUNITY WITH YOU FURTHER.

ABOUT 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) all located with the Northampton area. NPH is a wholly subsidiary of WNC and operates as a Company Limited by Guarantee and a not-for-profit organisation and delivers end to end housing and property management and maintenance services on behalf of WNC

ABOUT THIS OPPORTUNITY

NPH is seeking interest from experienced contractors who can support us with managing and carrying out a programme of works to remove and replace cladding on a number of both low, and high rise buildings (which will include completion and submission of the building safety case)

NPH are looking for contractors that have demonstrable experience in managing end to end complex cladding remediation projects either on low rise and/or high-rise residential buildings, possess in-depth knowledge of current building safety legislation and regulations relating to cladding and has the ability to work with NPH's and our appointed consultant to successfully deliver this remediation project.

At this stager NPH may consider splitting out the works on the high rise and low rise buildings into separate contract packages, but this will be decided following our early market engagement activities.

NPH previously identified that 9 residential housing blocks within our portfolio presented a fire risk due to the type of cladding material used on balconies and open walkways. The cladding material was reported as unsafe, and works were undertaken to remove the cladding and make safe the balconies and walkways to the blocks. NPH now need to appoint both a consultant and contractor/s to complete the reparation works to these buildings following the removal of the cladding.

In total there are 7 low rise buildings and 2 high rise buildings (which require a building safety case submissions in line with the gateway process).

The contractor will be expected to provide NPH a full end to end service for the works, which will include liaising with our appointed management consultant to arrange necessary surveys, designs, and for the high rise buildings this will include supporting NPH in collating all information and completion and submission of the building safety case.

In terms of the works required by the contractor (as it is know at this stage) broadly the requirements for both low and high rise buildings are as follows:

ANTICIPATED WORKS REQUIRED LOW RISE BLOCKS

New scaffolding to be erected to facilitate works and then removed after works been completed

Old cables to be removed and old ducting to be fire stopped with appropriate materials

New cables and conduit to be fitted to each flat, compliant with fire safety regulations.

Remove and fitting new fascia, soffits and rain water goods to balconies

Remove and re-fitting signs, CCTV and lights

Making good any outstanding openings to building with compliant firestopping works

Fitting new fire safety compliant cladding as per design provided by NPH's consultant

Any additional works that has been picked up by the FRAs and not already completed

ANTICIPATED WORKS REQUIRED ON HIGH RISE BLOCKS

New scaffolding to be erected to facilitate works and then removed after works been completed

Removal and disposal of existing cladding

Fire stopping under the window reveals and above doors

Pointing up window reveals

Old cables to be removed and old ducting to be fire stopped with appropriate materials

New cables and conduit to be fitted to each flat, compliant with fire safety regulations.

Remove and fitting new fascia, soffits and rain water goods to building

Remove and re-fitting signs, CCTV and lights

Making good any outstanding openings to building with compliant firestopping works

Fitting new fire rating cladding as per design provided by NPH's consultant

Any works that has been picked up by the FRAs and not already completed

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://nph.delta-esourcing.com/tenders/UK-UK-Northampton:-Cladding-works./269YA5WM72>

To respond to this opportunity, please click here:

<https://nph.delta-esourcing.com/respond/269YA5WM72>

Total value (estimated)

- £0 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 November 2025 to 2 November 2026
- 1 year

Main procurement category

Works

CPV classifications

- 45262650 - Cladding works

Contract locations

- UKF24 - West Northamptonshire
- UKF2 - Leicestershire, Rutland and Northamptonshire

Engagement

Engagement deadline

7 August 2025

Engagement process description

The engagement was carried out before this notice was published. Engagement process description:

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Contracting authority

Northamptonshire Partnership Homes

- Public Procurement Organisation Number: PGTJ-9157-YWQM

9-13 St. James Mill Road

Northampton

NN5 5JW

United Kingdom

Telephone: 00000000000

Email: nphprocurement@nph.org.uk

Region: UKF24 - West Northamptonshire

Organisation type: Public authority - sub-central government