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Contract

# NHMF Frameworx Responsive Maintenance and Void Property Works Framework Agreements 2025

NHMF (NPC) LIMITED

F03: Contract award notice

Notice identifier: 2025/S 000-050652

Procurement identifier (OCID): ocds-h6vhtk-04d3d0

Published 21 August 2025, 4:57pm

## **Section I: Contracting authority**

### I.1) Name and addresses

NHMF (NPC) LIMITED

Three Kings

Mitcham

CR42QA

#### **Email**

etenders@nhmfframeworx.org.uk

#### Country

**United Kingdom** 

#### Region code

UKI63 - Merton, Kingston upon Thames and Sutton

#### **Companies House**

#### 13915301

### Internet address(es)

Main address

https://www.nhmfframeworx.org.uk/

# I.4) Type of the contracting authority

Body governed by public law

# I.5) Main activity

Other activity

Public Sector Framework Provider

### **Section II: Object**

### II.1) Scope of the procurement

#### II.1.1) Title

NHMF Frameworx Responsive Maintenance and Void Property Works Framework Agreements 2025

#### II.1.2) Main CPV code

• 45400000 - Building completion work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

NHMF Frameworx on behalf of NHMF (NPC) members appoint a number of Contractors, to two Frameworks, one for Direct Awards, and one for Mini-Competitions.

Each of the Frameworks is broken down into 3 workstreams which are:

Responsive Maintenance

Void Property Works

Responsive Maintenance and Void Property Works

The Frameworks are national covering England, Wales, Scotland and Northern Ireland with the ability to operate in specific geographical regions.

#### II.1.6) Information about lots

This contract is divided into lots: Yes

#### II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1,200,000,000

#### II.2) Description

#### LOT 1A Responsive Maintenance - Direct Award Framework

Lot No

1A

#### II.2.2) Additional CPV code(s)

- 45420000 Joinery and carpentry installation work
- 45430000 Floor and wall covering work
- 45440000 Painting and glazing work
- 45453000 Overhaul and refurbishment work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

NPC on behalf of its members appoints Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts to their various dwellings, estates and schemes.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 40

#### II.2.11) Information about options

Options: No

### II.2) Description

#### LOT 1B Responsive Maintenance - Mini Competition Framework

Lot No

1B

#### II.2.2) Additional CPV code(s)

- 45420000 Joinery and carpentry installation work
- 45430000 Floor and wall covering work
- 45440000 Painting and glazing work
- 45453000 Overhaul and refurbishment work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

NPC on behalf of its members appoints Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts to their various dwellings, estates and schemes.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 40

#### II.2.11) Information about options

Options: No

### II.2) Description

#### LOT 2A Void Property Works - Direct Award Framework

Lot No

2A

#### II.2.2) Additional CPV code(s)

- 45420000 Joinery and carpentry installation work
- 45430000 Floor and wall covering work
- 45440000 Painting and glazing work
- 45453000 Overhaul and refurbishment work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

NPC on behalf of its members appoints Contractors to a framework to provide all trades Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 40

#### II.2.11) Information about options

Options: No

#### II.2) Description

#### LOT 2B Void Property Works - Mini Competition Framework

Lot No

2B

#### II.2.2) Additional CPV code(s)

- 45420000 Joinery and carpentry installation work
- 45430000 Floor and wall covering work
- 45440000 Painting and glazing work
- 45453000 Overhaul and refurbishment work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

NPC on behalf of its members appoints Contractors to a framework to provide all trades Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 40

#### II.2.11) Information about options

Options: No

### II.2) Description

LOT 3A Responsive Maintenance and Void Property Works - Direct Award Framework

Lot No

3A

#### II.2.2) Additional CPV code(s)

- 45420000 Joinery and carpentry installation work
- 45430000 Floor and wall covering work
- 45440000 Painting and glazing work
- 45453000 Overhaul and refurbishment work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

NPC on behalf of its members appoints Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts and Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires, boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 40

#### II.2.11) Information about options

Options: No

#### II.2) Description

#### II.2.1) Title

LOT 3B Responsive Maintenance and Void Property Works - Mini Competition Framework

Lot No

3B

#### II.2.2) Additional CPV code(s)

- 45420000 Joinery and carpentry installation work
- 45430000 Floor and wall covering work
- 45440000 Painting and glazing work
- 45453000 Overhaul and refurbishment work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

NPC on behalf of its members appoints Contractors to a framework to undertake all trades Responsive Maintenance Works including emergency callouts arising during the working day and out of hours emergency callouts and Void Property Works which may include major component renewals (Kitchens, bathrooms, rewires boiler renewals and central heating installation renewals etc) to their various dwellings, estates and schemes.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 40

#### II.2.11) Information about options

Options: No

### Section IV. Procedure

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

#### IV.1.1) Type of procedure

Open procedure

#### IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: Yes

### IV.2) Administrative information

#### IV.2.1) Previous publication concerning this procedure

Notice number: <u>2025/S 000-001547</u>

# IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Axis Europe Plc

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

1991637

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

**BPM Contracting Services Ltd** 

Bath

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

05426784

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Buston and Maughan Limited

Durham

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

05432831

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

C Hanlon Facilities Management Ltd

Glasgow

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

SC246704

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Cardo (Wales & West) Limited

Cardiff

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

07966669

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

CHIGWELL LONDON PLC

llford

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

09812304

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Combined Facilities Management Ltd

Castledawson

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

NI037518

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Elite South Ltd

Bournemouth

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

11853509

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

**Etec Contract Services Ltd** 

South Woodford

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

05392794

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

T. Gilmartin Ltd

Dunstable

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

04169879

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Houghton and Son Ltd

Chelmsford

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

02786415

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Ian Williams Limited

Bristol

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

879464

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

D R Jones Yeovil Ltd

Yeovil

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

2877463

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Kabaku General Services Ltd

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

10544581

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

**KBH Building Services Limited** 

Loughton

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

91421840

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

**Purdy Contracts Limited** 

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

01830283

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Laker Building Management Solutions

Birmingham

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

1373163

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

MCP Property Services Ltd

Hertford

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

03744489

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

MD BUILDING SERVICES LTD (T/A MD GROUP)

Bristol

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

03556815

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

MNM Property Services Ltd

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

03117531

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

PK Murphy Construction Limited

Dungannon

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

NI030737

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

#### PRESTIGE DOMESTIC PROPERTY MAINTENANCE LTD

Enfield

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

11058170

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

R. Benson Property Maintenance Ltd

Chesham

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

04296835

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Saltash Enterprises Ltd

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

01977118

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

#### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

#### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

T Brown Group Ltd

Leatherhead

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

01006630

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

**United Living Property Services** 

Warrington

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

1990656

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

A contract/lot is awarded: Yes

### V.2) Award of contract

### V.2.1) Date of conclusion of the contract

30 April 2025

### V.2.2) Information about tenders

Number of tenders received: 28

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Westone Housing

Peterborough

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

6663044

The contractor is an SME

No

### V.2.4) Information on value of contract/lot (excluding VAT)

# Section VI. Complementary information

# VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom