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Contract

NHMF Framework 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@nhmffamework.org.uk

Country

United Kingdom

Region code

UKI63 - Merton, Kingston upon Thames and Sutton

Companies House

13915301

Internet address(es)

Main address

<https://www.nhmffamework.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 Frameworkx 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 Frameworkx 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

II.2.1) Title

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

II.2.1) Title

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

II.2.1) Title

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

II.2.1) Title

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

II.2.1) Title

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: [2025/S 000-001547](#)

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

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £800,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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

Ilford

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £800,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £900,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £600,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £800,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,100,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £1,200,000,000

Section V. Award of contract

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)

Total value of the contract/lot: £200,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom