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Planning

Repairs and Maintenance Services and Works

Great Places Housing Group Limited

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-056535

Procurement identifier (OCID): ocds-h6vhtk-0512c7 ([view related notices](#))

Published 15 September 2025, 12:34pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Amended estimated tender publication date.

Scope

Reference

DN769736

Description

This is a planned procurement notice, to inform the market of an anticipated procurement process.

Great Places Housing Group (GPHG) is preparing for a future procurement in relation to Repairs and Maintenance Services and Works.

Scope for all Lots cover emergency, reactive, standard void repairs, complex void, disrepair, major works, refurbishment and replacement works and services.

Lots will be split by Great Places four key regions and trade: Lancashire (North), Greater Manchester and Cheshire (South and Central) and South Yorkshire (East).

GPHG envisages flexibility from suppliers to work across regions, to manage capacity and on-time delivery. There is no guarantee of volume nor any exclusivity.

Pre-market engagement has previously been conducted. Please see Contracts Finder notice <https://www.contractsfinder.service.gov.uk/Notice/0a5441cd-ef86-4e91-b2c8-40a9b5e7a25e>.

ProContract will be the e-tender platform used, project reference DN769736.

Total value (estimated)

- £17,325,833 excluding VAT
- £20,791,000 including VAT

Above the relevant threshold

Options

The right to additional purchases while the contract is valid.

GPHG may exercise the following options while the contract is valid:

- a) Lot values may be shared with other lots

- b) GPHG may combine Lots
- c) Successful suppliers may work across Lots to manage capacity and on-time delivery
- d) Suppliers may deliver additional services/works or location that are in keeping with the nature of the contract for presently unknown variables, such as:
 - > to support other departments within Great Places
 - > to help to meet carbon net zero objectives
 - > supporting any incoming or new regulatory and legislative changes
 - > in cases of urgency
 - > in cases of an alternative contract failure or termination
 - > in cases of GPHG staff absence or illness
- e) in the event GPHG acquires additional stock, e.g. through merger, contract or other acquisition, then GPHG reserves the right to extend the contract by a further period of 1 year and up to 50% value.
- f) All bids are to remain valid for a period of 6 months.
- g) in the event of no bids for a Lot, a successful supplier from an alternative Lot or region may be offered.
- h) Stage 5 - Best and Final Offer, may be revoked if there is no mathematical chance of an alternate bidder being successful.

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50000000 - Repair and maintenance services
- 51100000 - Installation services of electrical and mechanical equipment
- 90000000 - Sewage, refuse, cleaning and environmental services

Lot constraints

Maximum number of lots a supplier can bid for: 4

Maximum number of lots a supplier can be awarded: 4

Description of how multiple lots may be awarded:

Potential providers can bid for one trade, but multiple regions.

Not the same for all lots

Contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1a (was 1). Multi-trade Lot - Greater Manchester (Central)

Description

Multi-trade expected to include (but is not limited to) repairs, replacement, installations and associated services, supply and works for building maintenance, whole property refurbishment, voids, roofing, drainage, grounds maintenance, groundworks, kitchen and bathrooms, doors and windows, decoration, joinery, electrical and plumbing.

Scope covers emergency, reactive, standard void repairs, complex void, disrepair, major works, refurbishment and replacement works and services.

This region covers the GPHG 'Central' region, covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £1,659,167 excluding VAT
- £1,991,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 1b. Multi-trade Lot - Greater Manchester and Cheshire (South)

Description

Multi-trade expected to include (but is not limited to) repairs, replacement, installations and associated services, supply and works for building maintenance, whole property refurbishment, voids, roofing, drainage, grounds maintenance, groundworks, kitchen and bathrooms, doors and windows, decoration, joinery, electrical and plumbing.

Scope covers emergency, reactive, standard void repairs, complex void, disrepair, major works, refurbishment and replacement works and services.

This region covers the GPHG 'South' region, South - covers South Greater Manchester (Salford, Manchester, Trafford, Tameside & Stockport); Cheshire & High Peak.

Lot value (estimated)

- £2,624,167 excluding VAT
- £3,149,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 1c. Multi-trade Lot - Yorkshire (East)

Description

Multi-trade expected to include (but is not limited to) repairs, replacement, installations and associated services, supply and works for building maintenance, whole property refurbishment, voids, roofing, drainage, grounds maintenance, groundworks, kitchen and bathrooms, doors and windows, decoration, joinery, electrical and plumbing.

Scope covers emergency, reactive, standard void repairs, complex void, disrepair, major works, refurbishment and replacement works and services.

This region covers the GPHG 'East' region, covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire

Lot value (estimated)

- £1,232,500 excluding VAT
- £1,479,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 1d. Multi-trade Lot - Lancashire (North)

Description

Multi-trade expected to include (but is not limited to) repairs, replacement, installations and associated services, supply and works for building maintenance, whole property refurbishment, voids, roofing, drainage, grounds maintenance, groundworks, kitchen and bathrooms, doors and windows, decoration, joinery, electrical and plumbing.

Scope covers emergency, reactive, standard void repairs, complex void, disrepair, major works, refurbishment and replacement works and services.

This region covers the GPHG 'North' region, covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £1,596,667 excluding VAT
- £1,916,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 2a. Damp works - Greater Manchester (Central)

Description

This Lot covers the provision of all damp-related works, associated joinery, and decorative repairs. Services include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

24 hour - 10 day service level agreement based on nature of the job.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG 'Central' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £266,667 excluding VAT

- £320,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 2b. Damp works - Greater Manchester and Cheshire (South)

Description

This Lot covers the provision of all damp-related works, associated joinery, and decorative repairs. Services include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

24 hour - 10 day service level agreement based on nature of the job.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and

general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG 'South' region, predominantly covering South Greater Manchester (Salford, Manchester, Trafford, Tameside & Stockport); Cheshire & High Peak

Lot value (estimated)

- £369,167 excluding VAT
- £443,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 2c. Damp works - Yorkshire (East)

Description

This Lot covers the provision of all damp-related works, associated joinery, and decorative repairs. Services include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

24 hour - 10 day service level agreement based on nature of the job.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG 'East' region, predominantly covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire

Lot value (estimated)

- £125,000 excluding VAT
- £150,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 2d. Damp works - Lancashire (North)

Description

This Lot covers the provision of all damp-related works, associated joinery, and decorative repairs. Services include supply, installation, maintenance, and repair on both a reactive and planned basis, ensuring compliance with statutory requirements and sector best practice.

24 hour - 10 day service level agreement based on nature of the job.

The damp works contractor is expected to identify and resolve moisture-related issues promptly and effectively, restore properties to a safe, habitable, and lettable standard and prevent recurrence of damp and mould in line with Awaabs Law.

The scope includes but is not limited to interior and exterior damp treatments, mould removal, rising damp treatments, damp proofing, specialist painting, plastering and general joinery such as fixing window and door fittings (internal and external) and fixing and restoring wooden structures and furniture.

This region covers the GPHG 'Central' region, predominantly covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £226,667 excluding VAT
- £272,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD4 - Lancashire

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 3a. Electrical - Greater Manchester (Central)

Description

This Lot covers the provision of electrical services on an emergency, reactive, and planned basis, including 24/7 call-out, supply, installation, maintenance, and repairs across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to, carrying out Electrical Installation Condition Reports (EICRs), diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge protection, smoke detectors, and ventilation systems.

Service levels require a 4-hour response for emergencies and completion of non-urgent works within 10 days, ensuring properties remain safe, habitable, and compliant.

This region covers the GPHG 'Central' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £955,000 excluding VAT
- £1,146,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 3b. Electrical - Greater Manchester and Cheshire (South)

Description

This Lot covers the provision of electrical services on an emergency, reactive, and planned basis, including 24/7 call-out, supply, installation, maintenance, and repairs across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to, carrying out Electrical Installation Condition Reports (EICRs), diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge

protection, smoke detectors, and ventilation systems.

Service levels require a 4-hour response for emergencies and completion of non-urgent works within 10 days, ensuring properties remain safe, habitable, and compliant.

This region covers the GPHG 'South' region, predominantly covering South Greater Manchester (Salford, Manchester, Trafford, Tameside & Stockport); Cheshire & High Peak

Lot value (estimated)

- £1,158,333 excluding VAT
- £1,390,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 3c. Electrical - Yorkshire (East)

Description

This Lot covers the provision of electrical services on an emergency, reactive, and planned basis, including 24/7 call-out, supply, installation, maintenance, and repairs across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to, carrying out Electrical Installation Condition Reports (EICRs), diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge protection, smoke detectors, and ventilation systems.

Service levels require a 4-hour response for emergencies and completion of non-urgent works within 10 days, ensuring properties remain safe, habitable, and compliant.

This region covers the GPHG 'East' region, predominantly covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire.

Lot value (estimated)

- £549,167 excluding VAT
- £659,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031
- 5 years, 1 day

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 3d. Electrical - Lancashire (North)

Description

This Lot covers the provision of electrical services on an emergency, reactive, and planned basis, including 24/7 call-out, supply, installation, maintenance, and repairs across GPHG properties.

Contractors will ensure the safety, compliance, and functionality of electrical systems in line with all relevant regulations and standards. The scope includes, but is not limited to, carrying out Electrical Installation Condition Reports (EICRs), diagnosing and repairing faults in wiring, outlets, switches, and other components, upgrading consumer units, wiring, lighting, and fixtures, and installing safety devices such as circuit breakers, surge protection, smoke detectors, and ventilation systems.

Service levels require a 4-hour response for emergencies and completion of non-urgent works within 10 days, ensuring properties remain safe, habitable, and compliant.

This region covers the GPHG 'North' region, predominantly covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £416,667 excluding VAT
- £500,000 including VAT

Contract dates (estimated)

- 13 July 2026 to 13 July 2031

- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 4a. Clean, Clear and Gardens - Greater Manchester (Central)

Description

This Lot covers the delivery of cleaning, clearance, and grounds maintenance services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environments.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste. Outdoor works include clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or repairing fencing, cleaning gutters and windows, and removing bulky waste or fly-tipped items from communal areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG 'Central' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £350,000 excluding VAT
- £420,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 4b. Clean, Clear and Gardens - Greater Manchester and Cheshire (South)

Description

"This Lot covers the delivery of cleaning, clearance, and grounds maintenance services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environments.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste. Outdoor works include clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or

repairing fencing, cleaning gutters and windows, and removing bulky waste or fly-tipped items from communal areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG 'South' region, predominantly covering South Greater Manchester (Salford, Manchester, Trafford, Tameside & Stockport); Cheshire & High Peak.

Lot value (estimated)

- £145,833 excluding VAT
- £175,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 4c. Clean, Clear and Gardens - Yorkshire (East)

Description

This Lot covers the delivery of cleaning, clearance, and grounds maintenance services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environments.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste. Outdoor works include clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or repairing fencing, cleaning gutters and windows, and removing bulky waste or fly-tipped items from communal areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG 'East' region, predominantly covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire.

Lot value (estimated)

- £298,333 excluding VAT
- £358,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the

same for all lots.

Lot 4d. Clean, Clear and Gardens - Lancashire (North)

Description

This Lot covers the delivery of cleaning, clearance, and grounds maintenance services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works.

Services encompass all aspects of internal and external cleaning and clearance to maintain safe, hygienic, and presentable environments.

Indoor works include, but are not limited to, needle sweeps, deep and sparkle cleans, and removal of unwanted items, furniture, debris, and waste. Outdoor works include clearing overgrown gardens, mowing lawns, trimming hedges, pruning shrubs, installing or repairing fencing, cleaning gutters and windows, and removing bulky waste or fly-tipped items from communal areas. Contractors must hold a valid waste carrier's licence.

This region covers the GPHG 'North' region, predominantly covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £135,000 excluding VAT
- £162,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 5a. Drainage - Greater Manchester (Central)

Description

This Lot covers the provision of drainage services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems. Service levels require a 4-hour response for emergencies.

This region covers the GPHG 'Central' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £854,167 excluding VAT
- £1,025,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031

- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 5b. Drainage - Greater Manchester and Cheshire (South)

Description

This Lot covers the provision of drainage services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems. Service levels require a 4-hour response for emergencies.

This region covers the GPHG 'South' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £615,833 excluding VAT
- £739,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 5c. Drainage - Yorkshire (East)

Description

This Lot covers the provision of drainage services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems. Service levels require a 4-hour response for emergencies.

This region covers the GPHG 'East' region, predominantly covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire.

Lot value (estimated)

- £138,333 excluding VAT
- £166,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 5d. Drainage - Lancashire (North)

Description

This Lot covers the provision of drainage services on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Contractors will deliver all aspects of drainage works to ensure effective water flow, prevent flooding, and mitigate water damage.

Services include inspecting and cleaning drains and gutters, removing blockages, and repairing or replacing damaged drainage systems. Service levels require a 4-hour response for emergencies.

This region covers the GPHG 'North' region, predominantly covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £806,667 excluding VAT
- £968,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 6a. Scaffolding - Greater Manchester (Central)

Description

This Lot covers the supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project,

considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG 'Central' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £765,000 excluding VAT
- £918,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 6b. Scaffolding - Greater Manchester and Cheshire (South)

Description

This Lot covers the supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project, considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG 'South' region, predominantly covering South Greater Manchester (Salford, Manchester, Trafford, Tameside & Stockport); Cheshire & High Peak.

Lot value (estimated)

- £305,000 excluding VAT
- £366,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 6c. Scaffolding - Yorkshire (East)

Description

"This Lot covers the supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project, considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG 'East' region, predominantly covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire.

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 6d. Scaffolding - Lancashire (North)

Description

"This Lot covers the supply, installation, security and dismantling of scaffolding structures to provide safe access to elevated work areas on domestic dwellings and other buildings.

Services include delivery, erection, and removal of scaffolding, as well as routine safety checks throughout the project to ensure stability and compliance with relevant regulations.

Contractors will advise on the most appropriate scaffolding solutions for each project, considering factors such as building design, height, and duration of works. The objective is to enable safe and secure working conditions for operatives while protecting residents and property.

This region covers the GPHG 'North' region, predominantly covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £216,667 excluding VAT
- £260,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 7a. Roofing - Greater Manchester (Central)

Description

This Lot covers the provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

This region covers the GPHG 'Central' region, predominantly covering North Greater Manchester includes Bury, Bolton, Rochdale, Oldham, Wigan & North West Salford.

Lot value (estimated)

- £426,667 excluding VAT
- £512,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 7b. Roofing - Greater Manchester and Cheshire (South)

Description

"This Lot covers the provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

This region covers the GPHG 'South' region, predominantly covering South Greater Manchester (Salford, Manchester, Trafford, Tameside & Stockport); Cheshire & High Peak

Lot value (estimated)

- £430,833 excluding VAT
- £517,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 7c. Roofing - Yorkshire (East)

Description

"This Lot covers the provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

This region covers the GPHG 'East' region, predominantly covering South Yorkshire (Sheffield, Rotherham & Barnsley) & Derbyshire.

Lot value (estimated)

- £394,167 excluding VAT
- £473,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Lot 7d. Roofing - Lancashire (North)

Description

"This Lot covers the provision of roofing services for domestic properties on an emergency, reactive, and planned basis, including supply, installation, maintenance, repairs and works. Services include full roof replacements, repairs to pitched and flat roofs, and associated works such as guttering, soffits, fascias, and roofline components.

Contractors will ensure all works meet relevant safety and quality standards, providing durable and weatherproof solutions to maintain property integrity.

This region covers the GPHG 'North' region, predominantly covering Lancashire including Blackpool, Blackburn, Lancaster & Preston.

Lot value (estimated)

- £256,667 excluding VAT
- £308,000 including VAT

Contract dates (estimated)

- 13 April 2026 to 13 April 2031
- 5 years, 1 day

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and options are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1a (was 1). Multi-trade Lot - Greater Manchester (Central)

Lot 1b. Multi-trade Lot - Greater Manchester and Cheshire (South)

Lot 1c. Multi-trade Lot - Yorkshire (East)

Lot 1d. Multi-trade Lot - Lancashire (North)

Lot 2a. Damp works - Greater Manchester (Central)

Lot 2b. Damp works - Greater Manchester and Cheshire (South)

Lot 2c. Damp works - Yorkshire (East)

Lot 2d. Damp works - Lancashire (North)

Lot 3a. Electrical - Greater Manchester (Central)

Lot 3b. Electrical - Greater Manchester and Cheshire (South)

Lot 3c. Electrical - Yorkshire (East)

Lot 3d. Electrical - Lancashire (North)

Lot 4a. Clean, Clear and Gardens - Greater Manchester (Central)

Lot 4b. Clean, Clear and Gardens - Greater Manchester and Cheshire (South)

Lot 4c. Clean, Clear and Gardens - Yorkshire (East)

Lot 4d. Clean, Clear and Gardens - Lancashire (North)

Lot 5a. Drainage - Greater Manchester (Central)

Lot 5b. Drainage - Greater Manchester and Cheshire (South)

Lot 5c. Drainage - Yorkshire (East)

Lot 5d. Drainage - Lancashire (North)

Lot 6a. Scaffolding - Greater Manchester (Central)

Lot 6b. Scaffolding - Greater Manchester and Cheshire (South)

Lot 6c. Scaffolding - Yorkshire (East)

Lot 6d. Scaffolding - Lancashire (North)

Lot 7a. Roofing - Greater Manchester (Central)

Lot 7b. Roofing - Greater Manchester and Cheshire (South)

Lot 7c. Roofing - Yorkshire (East)

Lot 7d. Roofing - Lancashire (North)

Commitment to obtain insurance

Evidence of financial standing

Safeguarding and DBS

Data protection

Acceptance of terms and conditions

Technical ability conditions of participation

Lot 1a (was 1). Multi-trade Lot - Greater Manchester (Central)

Lot 1b. Multi-trade Lot - Greater Manchester and Cheshire (South)

Lot 1c. Multi-trade Lot - Yorkshire (East)

Lot 1d. Multi-trade Lot - Lancashire (North)

Lot 2a. Damp works - Greater Manchester (Central)

Lot 2b. Damp works - Greater Manchester and Cheshire (South)

Lot 2c. Damp works - Yorkshire (East)

Lot 2d. Damp works - Lancashire (North)

Lot 3a. Electrical - Greater Manchester (Central)

Lot 3b. Electrical - Greater Manchester and Cheshire (South)

Lot 3c. Electrical - Yorkshire (East)

Lot 3d. Electrical - Lancashire (North)

Lot 4a. Clean, Clear and Gardens - Greater Manchester (Central)

Lot 4b. Clean, Clear and Gardens - Greater Manchester and Cheshire (South)

Lot 4c. Clean, Clear and Gardens - Yorkshire (East)

Lot 4d. Clean, Clear and Gardens - Lancashire (North)

Lot 5a. Drainage - Greater Manchester (Central)

Lot 5b. Drainage - Greater Manchester and Cheshire (South)

Lot 5c. Drainage - Yorkshire (East)

Lot 5d. Drainage - Lancashire (North)

Lot 6a. Scaffolding - Greater Manchester (Central)

Lot 6b. Scaffolding - Greater Manchester and Cheshire (South)

Lot 6c. Scaffolding - Yorkshire (East)

Lot 6d. Scaffolding - Lancashire (North)

Lot 7a. Roofing - Greater Manchester (Central)

Lot 7b. Roofing - Greater Manchester and Cheshire (South)

Lot 7c. Roofing - Yorkshire (East)

Lot 7d. Roofing - Lancashire (North)

Relevant contract examples in social housing

Constructionline (or equivalent) membership

Pay in line with Real Living Wage rate

Acceptance to quote on NHF schedule of rates

Experience of using Customer IT systems

Ability to meet required timescales

Willingness to use GPHG systems

Willingness to abide by Access Procedure

Particular suitability

Lot 1a (was 1). Multi-trade Lot - Greater Manchester (Central)

Lot 1b. Multi-trade Lot - Greater Manchester and Cheshire (South)

Lot 1c. Multi-trade Lot - Yorkshire (East)

Lot 1d. Multi-trade Lot - Lancashire (North)

Lot 2a. Damp works - Greater Manchester (Central)

Lot 2b. Damp works - Greater Manchester and Cheshire (South)

Lot 2c. Damp works - Yorkshire (East)

Lot 2d. Damp works - Lancashire (North)

Lot 3a. Electrical - Greater Manchester (Central)

Lot 3b. Electrical - Greater Manchester and Cheshire (South)

Lot 3c. Electrical - Yorkshire (East)

Lot 3d. Electrical - Lancashire (North)

Lot 4a. Clean, Clear and Gardens - Greater Manchester (Central)

Lot 4b. Clean, Clear and Gardens - Greater Manchester and Cheshire (South)

Lot 4c. Clean, Clear and Gardens - Yorkshire (East)

Lot 4d. Clean, Clear and Gardens - Lancashire (North)

Lot 5a. Drainage - Greater Manchester (Central)

Lot 5b. Drainage - Greater Manchester and Cheshire (South)

Lot 5c. Drainage - Yorkshire (East)

Lot 5d. Drainage - Lancashire (North)

Lot 6a. Scaffolding - Greater Manchester (Central)

Lot 6b. Scaffolding - Greater Manchester and Cheshire (South)

Lot 6c. Scaffolding - Yorkshire (East)

Lot 6d. Scaffolding - Lancashire (North)

Lot 7a. Roofing - Greater Manchester (Central)

Lot 7b. Roofing - Greater Manchester and Cheshire (South)

Lot 7c. Roofing - Yorkshire (East)

Lot 7d. Roofing - Lancashire (North)

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

13 October 2025

Submission type

Tenders

Tender submission deadline

14 November 2025, 11:59pm

Submission address and any special instructions

This procurement exercise is anticipated to be completed through the e-tendering portal ProContract using a Competitive Flexible Procedure / Open Procedure under the Procurement Act 2023. Registration is free of charge.

If there's an existing registration for your company, you may need to contact your account administrator for access, GPHG is unable to support with this.

As part of the Procurement act, you are also required to register and maintain details on Find a Tender Service: <https://www.find-tender.service.gov.uk/>.

Languages that may be used for submission

English

Award decision date (estimated)

27 February 2026

Award criteria

Lot 1a (was 1). Multi-trade Lot - Greater Manchester (Central)

Name	Description	Type	Weighting
Price	Based on NHF SOR v8 Price		35%
Quality Questions	Based on NHF SOR v8 Quality		35%
Interview	Based on NHF SOR v8 Quality		25%
Social Value	Based on NHF SOR v8 Quality		5%

Lot 1b. Multi-trade Lot - Greater Manchester and Cheshire (South)

Name	Description	Type	Weighting
Price	Based on NHF SORs v.8	Price	35%

Name	Description	Type	Weighting
Quality Questions	Based on NHF SORs v.8	Quality	35%
Interview	Based on NHF SORs v.8	Quality	25%
Social Value	Based on NHF SORs v.8	Quality	5%

Lot 1c. Multi-trade Lot - Yorkshire (East)

Lot 1d. Multi-trade Lot - Lancashire (North)

Lot 2a. Damp works - Greater Manchester (Central)

Name	Description	Type	Weighting
Price	Based on NHF SOR v.8	Price	35%
Quality Questions	Based on NHF SOR v.8	Quality	35%
Interview	Based on NHF SOR v.8	Quality	25%
Social Value	Based on NHF SOR v.8	Quality	5%

Lot 2b. Damp works - Greater Manchester and Cheshire (South)

Lot 2c. Damp works - Yorkshire (East)

Name	Description	Type	Weighting
Price	Based on NHF SORs v.8	Price	35%
Quality questions	Based on NHF SORs v.8	Quality	35%
Interview	Based on NHF SORs v.8	Quality	25%
Social Value	Based on NHF SORs v.8	Quality	5%

Lot 2d. Damp works - Lancashire (North)

Lot 3a. Electrical - Greater Manchester (Central)

Lot 3b. Electrical - Greater Manchester and Cheshire (South)

Lot 3c. Electrical - Yorkshire (East)

Lot 3d. Electrical - Lancashire (North)

Name	Description	Type	Weighting
Price	Based on NHF SOR v.8	Price	35%
Quality questions	Based on NHF SOR v.8	Quality	35%
Interview	Based on NHF SOR v.8	Quality	25%
Social Value	Based on NHF SOR v.8	Quality	5%

Lot 4a. Clean, Clear and Gardens - Greater Manchester (Central)**Lot 4b. Clean, Clear and Gardens - Greater Manchester and Cheshire (South)****Lot 4c. Clean, Clear and Gardens - Yorkshire (East)****Lot 4d. Clean, Clear and Gardens - Lancashire (North)****Lot 5b. Drainage - Greater Manchester and Cheshire (South)****Lot 5d. Drainage - Lancashire (North)****Lot 6a. Scaffolding - Greater Manchester (Central)****Lot 6b. Scaffolding - Greater Manchester and Cheshire (South)****Lot 6c. Scaffolding - Yorkshire (East)****Lot 7a. Roofing - Greater Manchester (Central)****Lot 7b. Roofing - Greater Manchester and Cheshire (South)****Lot 7c. Roofing - Yorkshire (East)****Lot 7d. Roofing - Lancashire (North)**

Name	Description	Type	Weighting
Quality questions	Based on NHF SORs v.8	Quality	50%
Price	Based on NHF SORs v.8	Price	45%
Social Value	Based on NHF SORs v.8	Quality	5%

Lot 5a. Drainage - Greater Manchester (Central)**Lot 5c. Drainage - Yorkshire (East)****Lot 6d. Scaffolding - Lancashire (North)**

Name	Description	Type	Weighting
Quality questions	Based on NHF SOR v.8	Quality	50%
Price	Based on NHF SOR v.8	Price	45%
Social Value	Based on NHF SOR v.8	Quality	5%

Other information**Payment terms**

Invoices will be validated against orders completed in Great Places Contractor Portal. It is a mandatory requirement to use the GPHG Contractor Portal.

Description of risks to contract performance

GPHG may exercise the following options while the contract is valid:

- a) Lot values may be shared with other lots
- b) GPHG may combine Lots
- c) Successful suppliers may work across Lots to manage capacity and on-time delivery
- d) Suppliers may deliver additional services/works or location that are in keeping with the nature of the contract for presently unknown variables, such as:
 - > to support other departments within Great Places

- > to help to meet carbon net zero objectives
- > supporting any incoming or new regulatory and legislative changes
- > in cases of urgency
- > in cases of an alternative contract failure or termination
- > in cases of GPHG staff absence or illness

e) in the event GPHG acquires additional stock, e.g. through merger, contract or other acquisition, then GPHG reserves the right to extend the contract by a further period of 1 year and up to 50% value.

f) All bids are to remain valid for a period of 6 months.

g) in the event of no bids for a Lot, a successful supplier from an alternative Lot or region may be offered.

h) Stage 5 - Best and Final Offer, may be revoked if there is no mathematical chance of an alternate bidder being successful.

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

GPHG is conducting the procurement for the Project in accordance with the Procurement Act 2023 under the Competitive Flexible Procedure comprising up to 5 stages, split between two grouping of trades:

Group 1 trades - stages 1-5 - (multi-trade, damp works, electrical)

Group 2 trades - stage 1-3 - (scaffolding, clean and clear, drainage, roofing)

Stages are anticipated to be:

Stage 1 - Procurement Specific Questionnaire with Conditions of Participation (pass/fail criteria)

Stage 2 - Requirements briefing (attendance mandatory to pass)

Stage 3 - Invitation to Tender: Price, Quality and Social Value assessment (there may be down selection of suppliers at this stage, subject to the number of bidders, per each Lot)

Stage 4 - Interview (there may be down selection of suppliers at this stage, subject to the number of bidders, per each Lot)

Stage 5 - Best and final offers

GPHG reserves the right to vary any aspect of this proposed approach within the final Tender Notice and flexibility under the Procurement Act 2023.

Reduced tendering period

Yes

Qualifying planned procurement notice - minimum 10 days

Contracting authority

Great Places Housing Group Limited

- Mutuals Public Register: 30045R
- Public Procurement Organisation Number: PRYW-1616-TVYT

2a Derwent Avenue

Manchester

M21 7QP

United Kingdom

Email: procurement@greatplaces.org.uk

Website: <https://www.greatplaces.org.uk/>

Region: UKD33 - Manchester

Organisation type: Public authority - sub-central government