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Tender

### **Minor Works Framework**

Gentoo Group

UK4: Tender notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-065210

Procurement identifier (OCID): ocds-h6vhtk-050dd5 (view related notices)

Published 14 October 2025, 2:12pm

## Scope

#### Reference

618

## **Description**

Framework to cover a number of minor works disciplines to assist Gentoo Group on both planned and reactive requirements. This Framework will be split into the following Lots.

Lot 1 - Environmental

Lot 2 - Specialist Building Works

Lot 3 - External Works

Lot 4 - Gentoo Property Works

Lot 5 - Roofing Repairs

Lot 6 - Windows & Doors

Lot 7 - Fencing

Lot 8 - Floor Coverings

Lot 9 - Grounds Maintenance

Lot 10 - Metal Works

Lot 11 - Scaffolding

Lot 12 - Demolitions

Lot 13 - Loft Insulation

#### **Commercial tool**

Establishes a framework

### **Total value (estimated)**

- £19,620,610.93 excluding VAT
- £23,544,733.12 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 April 2026 to 29 March 2030
- 3 years, 11 months, 29 days

## Main procurement category

Works

#### **CPV** classifications

45453000 - Overhaul and refurbishment work

#### **Contract locations**

• UKC23 - Sunderland

#### Lot 1. Lot 1 - Environmental

#### **Description**

Rendering, Cladding, Demolitions, Site Clearance, Brick Walls & Boundary Works, Garages, Hard Landscaping, Surfacing, Re-tarmacking of Driveways, Potholes, Resurfacing of Streets, Land Drains.

## Lot value (estimated)

- £2,400,000 excluding VAT
- £2,880,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section,

## Lot 2. Lot 2 - Specialist Building Works

## **Description**

Underpinning, Specialist Brickwork, Property Subsidence, Concrete Replacement, Groundworks, Balcony Remedial Works.

#### Lot value (estimated)

- £1,200,000 excluding VAT
- £1,440,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

#### Lot 3. Lot 3 - External Works

### **Description**

Brick Replacement, Wall Tie Replacement, Repointing, Cavity Wall Insulation Install & Removal, Structural Works.

### Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

## Lot 4. Lot 4 - Gentoo Property Works

### **Description**

Replacement/Refurbishment of Kitchens and Bathrooms, Minor Structural Works, Redecoration, Reglazing, Flooring, Door Replacements, Plastering, Removal of Units. Loft Conversions.

## Lot value (estimated)

- £6,000,000 excluding VAT
- £7,200,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

## Lot 5. Lot 5 - Roofing Repairs

### **Description**

Patch Works, Minor Roofing Works, Flat Roofs. This Lot will support the existing Roofing Contractual Arrangement.

#### Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

## Lot 6. Lot 6 - Windows and Doors

### **Description**

Replacement of windows and doors to domestic dwellings. This work will be largely reactive and to assist repairs and maintenance with ongoing works

### Lot value (estimated)

- £2,160,000 excluding VAT
- £2,592,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

## Lot 7. Lot 7 - Fencing

### **Description**

Timber Fencing to domestic dwellings - including replacement and repair.

### Lot value (estimated)

- £1,200,000 excluding VAT
- £1,440,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

# Lot 8. Lot 8 - Floor Coverings

## **Description**

8a carpets and vinyl flooring. 8b Wet Room Flooring works

#### Lot value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

#### Lot 9. Lot 9 - Grounds Maintenance

#### **Description**

9a Empty Properties Landscaping and Garden Clearance. 9b Arboriculture including high risk emergency callout services.

## Lot value (estimated)

- £525,828 excluding VAT
- £630,993.60 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

#### Lot 10. Lot 10 - Metal Works

### **Description**

Iron Gates, Metal Fencing, Grab Rails.

### Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

# Lot 11. Lot 11 - Scaffolding

# **Description**

Supply, Erection and Removal, Design Scaffolding, Emergency Requirements.

## Lot value (estimated)

- £1,331,557.93 excluding VAT
- £1,597,869.52 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

#### Lot 12. Lot 12 - Demolitions

### **Description**

Demolitions, Garden Sheds/Units, Boundary Walls, Garages, etc.

#### Lot value (estimated)

- £123,225 excluding VAT
- £147,870 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

#### Lot 13. Lot 13 - Loft Insulation

## **Description**

Provision and installation/topup of Loft Insulation.

#### Lot value (estimated)

- £430,000 excluding VAT
- £516,000 including VAT

Framework lot values may be shared with other lots

#### Same for all lots

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

### **Framework**

## Maximum number of suppliers

Unlimited

## Maximum percentage fee charged to suppliers

0%

### Framework operation description

All information is included within the Tender documents

### Award method when using the framework

#### Either with or without competition

### Contracting authorities that may use the framework

Establishing party only

# **Participation**

### Particular suitability

Lot 1. Lot 1 - Environmental

Lot 2. Lot 2 - Specialist Building Works

Lot 3. Lot 3 - External Works

Lot 4. Lot 4 - Gentoo Property Works

Lot 5. Lot 5 - Roofing Repairs

Lot 6. Lot 6 - Windows and Doors

Lot 7. Lot 7 - Fencing

Lot 8. Lot 8 - Floor Coverings

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Lot 10. Lot 10 - Metal Works

Lot 11. Lot 11 - Scaffolding

Lot 12. Lot 12 - Demolitions

Lot 13. Lot 13 - Loft Insulation

Small and medium-sized enterprises (SME)

## **Submission**

## **Enquiry deadline**

14 November 2025, 12:00pm

#### **Tender submission deadline**

21 November 2025, 12:00pm

### Submission address and any special instructions

https://app.panacea-software.com/gentoo/

## Tenders may be submitted electronically

Yes

## Languages that may be used for submission

English

## Award decision date (estimated)

27 February 2026

#### Award criteria

Name	Description	Туре	Weighting	
Quality	Responses to Quality Questions provided	Quality	50%	
Cost	Lowest Cost Supplied	Cost	40%	
Social Value	Supply of a Social Value pledge (Template provided)	Quality	10%	

## Other information

# Conflicts assessment prepared/revised

Yes

# **Procedure**

# **Procedure type**

Open procedure

### **Documents**

### **Associated tender documents**

https://app.panacea-software.com/gentoo/

# **Contracting authority**

### **Gentoo Group**

• Companies House: RS007302

Emperor House, 2 Emperor Way

Sunderland

SR3 3XR

**United Kingdom** 

Contact name: Mackenzie Heath

Email: <u>mackenzie.heath@gentoogroup.com</u>

Region: UKC23 - Sunderland

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)