

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/065210-2025>

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, Re-surfacing 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,

because they are the same for all lots.

---

## **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**

**Lot 9. Lot 9 - Grounds Maintenance**

**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	Type	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: [mackenzie.heath@gentoogroup.com](mailto:mackenzie.heath@gentoogroup.com)

Region: UKC23 - Sunderland

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