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Contract

Newlon Housing Trust - Repairs and Voids Contract

Newlon Housing Trust

F03: Contract award notice

Notice identifier: 2025/S 000-080856

Procurement identifier (OCID): ocds-h6vhtk-0457ba

Published 9 December 2025, 8:06am

Section I: Contracting authority

I.1) Name and addresses

Newlon Housing Trust

Newlon House, 4 Daneland Walk, Hale Village

London

N17 9FE

Contact

Sharon Hunt

Email

sharon@echelonconsultancy.co.uk

Telephone

+44 01707339800

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.newlon.org.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Newlon Housing Trust - Repairs and Voids Contract

Reference number

ECH1279

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Newlon Housing Trust has awarded its Repairs and Empty Homes Contract, covering 9,464 homes across Camden, Enfield, Hackney, Haringey, Havering, Islington, Newham, Redbridge, Tower Hamlets and Waltham Forest.

The contract, let under the JCT Measured Term Contract 2016 for an initial 5 years with the option of a further 5, includes responsive repairs (24/7) and works to empty properties, with the option to add planned works at a later stage.

Following a Competitive Dialogue procedure, the contracts have been awarded as follows:

Lot 1 (4,543 properties): Gilmartins

Lot 2 (4,921 properties): MNM Property Services Limited

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: £150,000,000

II.2) Description

II.2.1) Title

Newlon Housing Trust - Repairs and Voids Contract - Patch 1

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262100 - Scaffolding work
- 45262650 - Cladding works

- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London

II.2.4) Description of the procurement

Newlon Housing Trust has awarded its Repairs and Empty Homes Contract – Lot 1, covering 4,543 properties across Barking & Dagenham, Camden, Enfield, Epping Forest, Haringey, Havering, Newham, Redbridge, Tower Hamlets, Waltham Forest and Wealden.

The procurement was undertaken through a three-stage Competitive Dialogue process in accordance with the Public Contracts Regulations 2015, using the JCT Measured Term Contract 2016 (MTC 2016). The contract is for an initial period of five years with the option

to extend for a further five years.

The scope includes responsive repairs (24/7) and works to empty homes to bring them to a lettable standard, with the option to include planned works and component replacements in future.

The contract for Lot 1 has been awarded to Gilmartins.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

There is an option to extend the contract for a further 5 years.

There is the option to include Planned Works.

There is an option to look at various commercial models.

Bidders noted that Lots 1 and 2 could not be awarded to the same supplier, and if following the process, the same supplier is successful for both lot 1 and lot 2 they will be asked to choose their preferred lot and step aside on the second lot, which will be awarded to the supplier in second place.

Dependent on the decision made, Newlon reserved the right to be able to issue work across lot 1 and lot 2 to the supplier in the alternative lot should they desire.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Prospective bidders noted that TUPE applied to the contract and were advised to seek their own independent advice.

Participants could apply for all or any of Lots 1 to 3. Newlon reserved the right to make a decision on the final lot structure at any stage of the process. Lot 3 was collapsed prior to ISDS stage, and only lots 1 and 2 were progressed.

II.2) Description

II.2.1) Title

Newlon Housing Trust - Repairs and Voids Contract - Patch 2

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262100 - Scaffolding work
- 45262650 - Cladding works
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UK - United Kingdom

Main site or place of performance

London

II.2.4) Description of the procurement

Newlon Housing Trust has awarded its Repairs and Empty Homes Contract – Lot 2, covering 4,921 properties across Hackney, Haringey and Islington.

The procurement was undertaken through a three-stage Competitive Dialogue process in accordance with the Public Contracts Regulations 2015, using the JCT Measured Term Contract 2016 (MTC 2016). The contract is for an initial period of five years with the option to extend for a further five years.

The scope includes responsive repairs (24/7) and works to empty homes to bring them to a lettable standard, with the option to include planned works and component replacements in future.

The contract for Lot 2 has been awarded to MNM Property Services Limited.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

There is an option to extend the contract for a further 5 years.

There is the option to include Planned Works.

There is an option to look at various commercial models.

Bidders noted that Lots 1 and 2 could not be awarded to the same supplier, if, following the process, the same supplier is successful for both lot 1 and lot 2 they will be asked to choose their preferred lot and step aside on the second lot, which will be awarded to the supplier in second place.

Dependent on the decision made, Newlon reserve the right to be able to issue work across lot 1 and lot 2 to the supplier in the alternative lot should they desire.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Prospective bidders noted that TUPE applied to the contract and were advised to seek their own independent advice.

Participants could apply for all or any of Lots 1 to 3. Newlon reserved the right to make a decision on the final lot structure at any stage of the process. Lot 3 was collapsed prior to ISDS stage, and only lots 1 and 2 were progressed.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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: [2024/S 000-014588](#)

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

Contract No

1

Lot No

1

Title

Newlon Housing Trust - Repairs and Voids Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

29 July 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 6

Number of tenders received from tenderers from other EU Member States: 12

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

MNM Property Services Limited

97 Judd Street

London

WC1H9JG

Country

United Kingdom

NUTS code

- UKI - London

National registration number

3117531

The contractor is an SME

Yes

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

Total value of the contract/lot: £75,000,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Section V. Award of contract

Contract No

2

Lot No

2

Title

Lot No: 2- Newlon Housing Trust- Repairs and Voids Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

29 July 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 6

Number of tenders received from tenderers from other EU Member States: 12

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

T. Gilmartin LTD

Gilmartins Building, Houghton Hall Park

Dunstable

LU5 5YG

Country

United Kingdom

NUTS code

- UKH - East of England

National registration number

4169879

The contractor is an SME

Yes

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

Total value of the contract/lot: £75,000,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Section VI. Complementary information

VI.3) Additional information

Newlon reserved the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. Newlon also reserved the right not to award the contract. Neither Newlon nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom