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Pipeline

2026 Servicing & Maintenance of Ventilation Systems (MVH and Communal & Car Park Ventilation Systems)

LONDON & QUADRANT HOUSING TRUST

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-007204

Procurement identifier (OCID): ocds-h6vhtk-05a1b6

Published 27 January 2026, 3:28pm

Changes to notice

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

This has been changed due to L&Q deciding to combine both requirements into x1 procurement exercise. The intention was to do x1 separate tenders but it made sense to create x1 tender with x2 Lots. This change also allows L&Q to undertake Preliminary Market Engagement , extend contract to incumbent and ensure smooth mobilisation ahead of contract award

Scope

Description

L&Q requires a comprehensive service and maintenance solution covering its full portfolio of ventilation systems, including both decentralised MVHR units and communal/car park ventilation systems. Historically, these systems have been procured and managed separately, resulting in duplicated procurement activity, fragmented contract management, and missed opportunities for efficiency and standardisation.

This procurement consolidates these requirements into a single multi-lot contract, enabling L&Q to:

Improve value for money through market competition

Reduce duplication in procurement and contract management

Maintain appropriate technical separation through Lotting

Support compliance with Building Regulations (Part F), health & safety legislation, and building safety objectives.

Lot Structure

Lot 1: MVHR - Service and Maintenance

L&Q currently manages an identified stock of approximately 3,400 MVHR units. However, the actual number of units within the portfolio is likely higher, as these systems have not been comprehensively documented. The lack of a formalised maintenance regime increases the risk of system failures, reduced air quality for residents, and increased repair costs over time.

The primary driver for this procurement is to establish a three years + 1 + 1 service and maintenance contract to ensure all MVHR units are serviced to a high standard. This contract will also include the responsibility of assisting L&Q in building a complete stock portfolio of MVHR systems. This approach will ensure the long-term operational reliability of these units, adherence to health and safety standards, and improved living conditions for residents.

The objective is to establish a three year (3) + 1 + 1 contract to ensure:

All MVHR units are regularly serviced in compliance with industry standards.

A robust and accurate stock inventory is built and maintained.

Compliance with health, safety, and building regulations.

Reactive maintenance services are available on appropriate SLA's and SOR's.

Lot 2: Communal & Car Park Systems - Service and Maintenance

This Lot aligns with L&Q's strategic objectives to maintain high standards of air quality, comply with health and safety regulations and enhance the comfort and wellbeing of our residents and users. The key drivers for this Lot include:

Health and Safety Compliance: Ensuring compliance with health and safety regulations, such as the Health and Safety at Work Act 1974 and the Building Regulations, which mandate regular maintenance of ventilation systems to prevent hazards like poor air quality and fire risks.

Operational Efficiency: Regular maintenance helps prevent breakdowns and extends the lifespan of ventilation systems, ensuring they operate efficiently and effectively.

Resident and User Satisfaction: Reliable ventilation systems contribute to the comfort and satisfaction of residents and car park users by maintaining good air quality and ventilation.

Cost Management: Proactive maintenance can prevent costly emergency repairs and extend the lifecycle of the equipment, providing better financial management and budget predictability.

Sustainability Goals: Maintaining efficient ventilation systems supports our environmental objectives by ensuring energy-efficient operations, reducing carbon emissions, and improving overall sustainability.

L&Q are looking to establish a five year (5) +2 +2 year contract.

Contract dates (estimated)

- 13 July 2026 to 12 July 2034
- Possible extension to 12 July 2038
- 12 years

Main category

Services

CPV classifications

- 50000000 - Repair and maintenance services
- 71315410 - Inspection of ventilation system

Contract locations

- UKC - North East (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

24 February 2026

Procedure

Procedure type

Open procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

LONDON & QUADRANT HOUSING TRUST

- Companies House: IP030441
- Public Procurement Organisation Number: PJQV-6311-TQXL

29-35 West Ham Lane

London

E15 4PN

United Kingdom

Contact name: Morris Williams

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Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government