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Tender

Capital Investment Works - 2026 to 2046

Southern Housing

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

SH2024035

Description

Southern Housing are seeking to procure up to 10 contractors to deliver Capital Investment Works across 10 operational Lots, 4 Lots for External elements (Windows, Roofs and non-fire Doors plus associated works) and 6 Lots for Internal elements (Kitchens and Bathrooms plus associated works) split on a geographical basis.

The contracts also include provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Bidders will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Southern Housing published a PIN and an Information Memorandum related to this procurement (Ref 2024-232366) on 22 July 2024 and have undertaken Pre Market engagement which has included:

- a) submission of questionnaire responses
- b) use of the questionnaire responses to understand the market and inform the procurement strategy
- c) completion of a market engagement event on 3 December 2024 and seeking feedback on the proposed procurement strategy
- d) forming an understanding of market capability
- e) sharing and seeking feedback on proposed lotting
- f) providing updates as to finalised lotting and the indicative procurement programme.

Our Lots are:

4 Lots – External Elements – 1 Contractor per lot

Lot 1 – LN - Ext - London North External

Lot 2 – LS - Ext - London South External

Lot 3 – SSX - Ext - Sussex External

Lot 4 – KNT - Ext - Kent External

6 Lots – Internal Elements – 1 Contractor per lot

Lot 5 – LN - Int - London North Internal

Lot 6 – LSW - Int - London South West Internal

Lot 7 – LSE - Int - London South East Internal

Lot 8 – WSX - Int - West Sussex Internal

Lot 9 – ESX - Int - East Sussex Internal

Lot 10 - KNT - Int - Kent Internal

Please note that all estimated Lot values stated exclude inflation.

Bidders are able to tender for multiple Lots, Bidders will however, only be able to secure a maximum of 2 Lots across any combination of the External or Internal categories. Each Lot will be scored and evaluated individually and contracts will be awarded on the basis of the Most Advantageous Tender (MAT).

The Contracts will be for an initial term of 10 years with an option to extend for up to a further 10 years, giving a total of 20 years.

The Client is targeting the following strategic objectives and added value benefits:

- a) Contract rationalisation, flexibility, simplicity and versatility
- b) Creation of an integrated supply chain and standardised components providing:
 - i) commercial incentives and benefits
 - ii) financial savings
 - iii) Consistent quality and customer experience
- d) Standardised approach to delivery and simple payment processes
- e) System integration of end to end activity
- f) Maximisation of guarantees/warranties and component lifecycles

g) Delivery of social value outcomes

h) Ideas and innovation

The Client reserves the right, at its sole discretion, to update, modify or replace its strategic objectives or policies after the date of this Invitation to Tender by notification to the Bidders in writing.

In accordance with section 52 of the Procurement Act 2023, wherever the Client enters into a public contract with an estimated value of more than £5 million, the Client must set and publish at least three key performance indicators in respect of the Contract.

In light of the estimated value of the Contract, the Client has set the following indicative key performance indicators for the purposes of this procurement:

KPI 1 – Performance Against Programme

KPI 2 – Resident Satisfaction

KPI 3 – Achieving Budget

KPI 4 – Defects at Handover

The contract extension options will be linked to performance and a programme of market testing as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

The Client will enter into Contract with the with the successful Contractor(s) which shall be based on the NHF Form of Contract 2023 (including a Schedule of Amendments).

Total value (estimated)

- £1,448,000,000 excluding VAT
- £1,737,600,000 including VAT

Above the relevant threshold

Options

The right to additional purchases while the contract is valid.

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Main procurement category

Works

Lot constraints

Description of how multiple lots may be awarded:

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

- a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.
- b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.
- c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.
- d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are

the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdrawn from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Not the same for all lots

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

Lot 1. LN-Ext - London North - External

Description

London North - External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £90,000,000 excluding VAT
- £108,000,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 45260000 - Roof works and other special trade construction works
- 45343000 - Fire-prevention installation works
- 45420000 - Joinery and carpentry installation work
- 90650000 - Asbestos removal services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71630000 - Technical inspection and testing services

Contract locations

- UKI - London
- UKH3 - Essex

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 2. LS-Ext - London South - External

Description

London South - External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £150,000,000 excluding VAT
- £180,000,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 51110000 - Installation services of electrical equipment

- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 44100000 - Construction materials and associated items
- 45343000 - Fire-prevention installation works
- 44221000 - Windows, doors and related items
- 45440000 - Painting and glazing work
- 45430000 - Floor and wall covering work
- 45410000 - Plastering work
- 45450000 - Other building completion work
- 45420000 - Joinery and carpentry installation work
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services

Contract locations

- UKI - London
- UKJ26 - East Surrey
- UKJ25 - West Surrey
- UKJ37 - North Hampshire
- UKJ11 - Berkshire

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 3. SSX-Ext - Sussex External

Description

Sussex External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £160,000,000 excluding VAT
- £192,000,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services

- 44100000 - Construction materials and associated items
- 45343000 - Fire-prevention installation works
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 44221100 - Windows
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services

Contract locations

- UKJ35 - South Hampshire
- UKJ34 - Isle of Wight
- UKJ22 - East Sussex CC
- UKJ28 - West Sussex (North East)
- UKJ27 - West Sussex (South West)
- UKJ21 - Brighton and Hove

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 4. KNT-Ext - Kent External

Description

Kent External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- Fire safety works (only within the primary area of component renewal)
- Retrofit works (non-SHDF/WH: SHF etc.)

And Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- Legal responsibility of Principal Designer and Principal Contractor roles under both CDM
- Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Participants are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £110,000,000 excluding VAT
- £132,000,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036

- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 44100000 - Construction materials and associated items
- 45343000 - Fire-prevention installation works

- 44221000 - Windows, doors and related items
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 90650000 - Asbestos removal services
- 71630000 - Technical inspection and testing services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)

Contract locations

- UKJ4 - Kent

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 5. LN-Int - London North and Essex Internal

Description

London North and Essex Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery

and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £190,000,000 excluding VAT
- £228,000,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender.

This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Contract locations

- UKI - London
- UKH3 - Essex

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 6. LSW-Int - London South West - Internal

Description

London South West - Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £126,000,000 excluding VAT
- £151,200,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works

- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Contract locations

- UKI - London
- UKJ26 - East Surrey
- UKJ25 - West Surrey
- UKJ37 - North Hampshire
- UKJ11 - Berkshire

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 7. LSE-Int - London South East Internal

Description

London South East Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £146,000,000 excluding VAT
- £175,200,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046

- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 39221000 - Kitchen equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment

- 71530000 - Construction consultancy services
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Contract locations

- UKI - London

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 8. WSX-Int - West Sussex Internal

Description

West Sussex Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £172,000,000 excluding VAT
- £206,400,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Contract locations

- UKJ35 - South Hampshire
- UKJ34 - Isle of Wight
- UKJ28 - West Sussex (North East)
- UKJ27 - West Sussex (South West)

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 9. ESX-Int - East Sussex Internal

Description

East Sussex Internal - Kitchen and bathroom replacement and associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £146,000,000 excluding VAT
- £175,200,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 39141000 - Kitchen furniture and equipment
- 39220000 - Kitchen equipment, household and domestic items and catering supplies
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45430000 - Floor and wall covering work
- 45420000 - Joinery and carpentry installation work

- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Contract locations

- UKJ21 - Brighton and Hove
- UKJ22 - East Sussex CC

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Lot 10. KNT-Int - Kent and Medway Internal

Description

Kent and Medway Internal - Kitchen and Bathroom Replacement and associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

- a) Fire safety works (only within the primary area of component renewal)
- b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

- a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM
- b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements
- c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Lot value (estimated)

- £158,000,000 excluding VAT
- £189,600,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2036
- Possible extension to 30 April 2046
- 20 years

Description of possible extension:

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Contract locations

- UKJ4 - Kent

Same for all lots

Options are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. LN-Ext - London North - External

Lot 2. LS-Ext - London South - External

Lot 3. SSX-Ext - Sussex External

Lot 4. KNT-Ext - Kent External

Lot 5. LN-Int - London North and Essex Internal

Lot 6. LSW-Int - London South West - Internal

Lot 7. LSE-Int - London South East Internal

Lot 8. WSX-Int - West Sussex Internal

Lot 9. ESX-Int - East Sussex Internal

Lot 10. KNT-Int - Kent and Medway Internal

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Technical ability conditions of participation

Lot 1. LN-Ext - London North - External

Lot 2. LS-Ext - London South - External

Lot 3. SSX-Ext - Sussex External

Lot 4. KNT-Ext - Kent External

Lot 5. LN-Int - London North and Essex Internal

Lot 6. LSW-Int - London South West - Internal

Lot 7. LSE-Int - London South East Internal

Lot 8. WSX-Int - West Sussex Internal

Lot 9. ESX-Int - East Sussex Internal

Lot 10. KNT-Int - Kent and Medway Internal

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Particular suitability

Lot 1. LN-Ext - London North - External

Lot 2. LS-Ext - London South - External

Lot 3. SSX-Ext - Sussex External

Lot 4. KNT-Ext - Kent External

Lot 5. LN-Int - London North and Essex Internal

Lot 6. LSW-Int - London South West - Internal

Lot 7. LSE-Int - London South East Internal

Lot 8. WSX-Int - West Sussex Internal

Lot 9. ESX-Int - East Sussex Internal

Lot 10. KNT-Int - Kent and Medway Internal

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

21 April 2025, 5:00pm

Submission type

Tenders

Tender submission deadline

28 April 2025, 5:00pm

Submission address and any special instructions

Tender documents can be accessed at <https://Www.MyTenders.co.uk/>.

Please follow the instructions set out in the Invitation to Tender

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 December 2025

Award criteria

Lot 1. LN-Ext - London North - External

Name	Description	Type	Weighting
Quality	As set out within the Invitation to Tender	Quality	60.00%
Price	As set out within the Invitation to Tender	Price	40.00%

Lot 2. LS-Ext - London South - External

Lot 3. SSX-Ext - Sussex External

Lot 4. KNT-Ext - Kent External

Lot 5. LN-Int - London North and Essex Internal

Lot 6. LSW-Int - London South West - Internal

Lot 7. LSE-Int - London South East Internal

Lot 8. WSX-Int - West Sussex Internal

Lot 9. ESX-Int - East Sussex Internal

Lot 10. KNT-Int - Kent and Medway Internal

Name	Description	Type	Weighting
Quality	As set out in the Invitation to Tender	Quality	60.00%
Price	As set out in the Invitation to Tender	Price	40.00%

Other information

Payment terms

As set out within the Invitation to Tender documentation

Description of risks to contract performance

- a) Material availability
- b) Material pricing volatility
- c) Change of law/legislation
- d) Change of regulation
- e) Contractor failure

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The following stages will be carried out under the Competitive Flexible Procedure:

Stage 1. Procurement Specific Questionnaire - Conditions of Participation and Initial Screening Assessment

Stage 2. Initial Tenders - Quality and Price Tender Submission and Tender Evaluation

Stage 3. Dialogue Sessions

Stage 4. Detailed Tenders - Quality Submission and Tender Evaluation

Stage 5. Negotiation and Price Evaluation of Best and Final Offer Submissions

Southern Housing propose to rely on section 24 of the Procurement Act 2023 (refining award criteria) following the completion of Stage 3 - Dialogue Sessions, in order to reflect the outcomes of these sessions in Stage 4 Detailed Tenders and Stage 5 Negotiation and Best and Final Offer requirements.

The number of tenderers will be reduced at each stage as set out in the invitation to tender and as follows:

Stage 1. Procurement Specific Questionnaire - Conditions of Participation and Initial Screening Assessment - all Bidders that pass Stage 1 will proceed to Stage 2.

Stage 2. Initial Tenders - Quality and Price Tender Submission and Tender Evaluation - Bidders that do not meet the minimum quality scoring threshold will be rejected and not considered any further. Bidders that meet or exceed the minimum quality threshold will progress to the price evaluation. The quality and price scores will be combined to provide a ranking for each Lot and up to 5 Bidders will be shortlisted for each Lot based on those ranked 1st to 5th for each Lot and will proceed to Stage 3.

3. Dialogue Sessions - all Bidders will proceed to Stage 4.

4. Detailed Tenders - Quality Submission and Tender Evaluation - those Bidders that do not achieve the minimum quality scoring threshold will be rejected and not considered any further. Those bidders that meet or exceed the minimum quality scoring threshold will proceed to Stage 5.

5. Negotiation and Price Evaluation of Best and Final Offer Submissions - the best and final offer submissions will be evaluated and added to the quality scores to produce a final ranking for each Lot. The Bidders with the highest overall score for each Lot will be recommended as the Most Advantageous Tender.

Justification for not publishing a preliminary market engagement notice

Preliminary Market Engagement was undertaken under PCR2015 via PIN Notice Ref 2024/S 000-022588.

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593133

Volume 1A - Price Frameworks

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593181

Volume 1B - Project Brief

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593182

Volume 1C - NHF Form of Contract Articles and Contract Details

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593183

Volume 1C - NHF Form of Contract 2023 Contract Conditions

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593184

Volume 1C - NHF Form of Contract 2023 Preliminaries

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593185

Volume 1D - Specification - NHF Planned Maintenance

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593186

Volume 1D(a) - General Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593187

Volume 1D(b) - Kitchen Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593188

Volume 1D (c) - Bathroom Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593189

Volume 1D (d) - Roofing Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593190

Volume 1D (e) - Window and Door Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593191

Volume 1D (f) - Retrofit Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593192

Volume 1D (g) - Fire Safety Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593193

Volume 1D (h) - Asbestos Surveying and Removal Specification

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593194

Volume 1E - Key Performance Indicators

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593195

Volume 1F - Quality Evaluation Questions

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=593196

Supporting Documentation

Documents to be provided after the tender notice

Any documents issued after the tender notice is published will be issued via the MyTenders portal

Contracting authority

Southern Housing

- Public Procurement Organisation Number: PXJP-9994-BJBR

Fleet House, 59-61 Clerkenwell Road

London

EC1M 5LA

United Kingdom

Contact name: Kim Newman

Email: procurement@pmlgroup.com

Website: <http://www.southernhousing.org.uk>

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government