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Planning

Management and Maintenance of Temporary Accommodation Pre-Market Engagement (PME)

Watford Borough Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-010511

Procurement identifier (OCID): ocds-h6vhtk-064902

Published 5 February 2026, 2:05pm

Scope

Description

THIS IS NOT A CALL TO TENDER; It is a Market Engagement via the use of a Questionnaire.

As part of service specification development, performance framework design, and procurement planning, the Council is undertaking pre-market engagement with potential providers. We invite organisations with experience of managing temporary accommodation or closely related housing services to provide feedback on the questions below.

Responses will be used solely to inform service design and procurement documentation.

This Preliminary Market Questionnaire (PMQ) does not form part of a formal procurement process.

The temporary accommodation properties will remain in the ownership of Watford Borough Council. The successful contractor will act as the Council's managing agent, taking responsibility for all day-to-day management and operational functions, including

(but not limited to):

- Rent collection and arrears management
- Tenancy and licence management
- Repairs and void works
- Health and safety compliance
- Statutory inspections and certifications
- Building and estate management
- Enforcement action, including evictions where necessary

The Council will retain nomination rights and will determine which households are placed in each property.

Current Stock Profile

The current stock covered by the contract includes:

- 28 self-contained properties (a mix of 2- and 3-bedroom houses and flats)
- 12 hostel rooms (across 5 small hostels, used for families only)

The portfolio may change over the life of the contract; however, any changes are expected to be modest. Some growth is anticipated and may include the addition of approximately 1–3 properties per year.

Currently all stock is within the Watford borough council however there is the chance new units may be procured in neighbouring authorities.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-watford:-Housing-services./3QRAQT4BW5>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/3QRAQT4BW5>

Total value (estimated)

- £2,320,000 excluding VAT
- £2,784,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2026 to 30 September 2030
- 4 years

Main procurement category

Services

CPV classifications

- 70333000 - Housing services

Engagement

Engagement deadline

5 March 2026

Engagement process description

As part of service specification development, performance framework design, and

procurement planning, the Council is undertaking pre-market engagement with a Questionnaire and requesting potential providers to download, complete and upload/return.

We invite organisations with experience of managing temporary accommodation or closely related housing services to provide feedback on the questions below.

Responses will be used solely to inform service design and procurement documentation.

This Preliminary Market Questionnaire (PMQ) does not form part of a formal procurement process.

Submission

Publication date of tender notice (estimated)

5 March 2026

Contracting authority

Watford Borough Council

- Public Procurement Organisation Number: PDGQ-4877-NMGQ

Town Hall

watford

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Organisation type: Public authority - sub-central government