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Tender

Electrical Installations Repairs & Maintenance (EIRM) Term Contracts

London Borough of Southwark

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

Notice identifier: 2026/S 000-010681

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Published 5 February 2026, 4:31pm

Scope

Reference

DN788393

Description

This project aims to appoint two term contractors for electrical installations, repairs and maintenance, to start January/February 2027 for an initial period of five years with the option to extend at the council's discretion for up to a further two years in yearly increments. Contract A will serve the north of the borough and Contract B will serve the south of the borough.

The successful contractors will act as back-up to each other on their tendered rates to ensure that the council is able to meet its obligations.

The scope of works will be:

electrical refurbishments to communal landlords systems;

landlord lighting and lightning protections systems;
installation of fire, smoke and heat detection systems;
fire detection system and AOV systems;
solar PV systems;
generators and Uninterrupted Power Supply (UPS) systems and changeover switch testing;

Electrical Installation Condition Reports (EICR) – inspection and reporting of fixed wiring in domestic properties and communal areas.

Total value (estimated)

- £122,584,000 excluding VAT
- £147,100,800 including VAT

Above the relevant threshold

Contract dates (estimated)

- 17 February 2027 to 16 February 2032
- Possible extension to 16 February 2034
- 7 years

Description of possible extension:

The Council intends to award the contract for an initial term of five (5) years, with the option to extend for up to two (2) additional years. The Council reserves the right, at its sole discretion, not to exercise any extension options if it determines that the services, or any part thereof, are to be brought in-house during the initial term or any extension period, to re-procure the services, or otherwise not to utilise the extension option.

Main procurement category

Works

CPV classifications

- 45310000 - Electrical installation work
- 45350000 - Mechanical installations

Contract locations

- UK - United Kingdom

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Bidders will automatically be bidding for both lots and will be eligible for award in either of the two regions (Contract A or Contract B). They are therefore not required to indicate a preferred region. However, only one bid may be submitted per supplier.

Lot 1. 1. Contract A - North of the borough

Description

Bermondsey, Rotherhithe, Walworth and Borough and Bankside

The proposed scope of works will be;

- ? electrical refurbishments to communal landlords systems;
- ? landlord lighting and lightning protections systems;
- ? installation of fire, smoke and heat detection systems;
- ? fire detection system and AOV systems;
- ? solar PV systems;
- ? generators and Uninterrupted Power Supply (UPS) systems and changeover switch testing;
- ? Electrical Installation Condition Reports (EICR) – inspection and reporting of fixed wiring in domestic properties and communal areas.

Lot value (estimated)

- £61,292,000 excluding VAT
- £73,550,400 including VAT

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. 2. Contract B - South of the Borough

Description

Camberwell, Dulwich, Peckham and Nunhead

The proposed scope of works for the new electrical maintenance and installations contract will be;

- ? electrical refurbishments to communal landlords systems;
- ? landlord lighting and lightning protections systems;
- ? installation of fire, smoke and heat detection systems;
- ? fire detection system and AOV systems;
- ? solar PV systems;
- ? generators and Uninterrupted Power Supply (UPS) systems and changeover switch testing;
- ? Electrical Installation Condition Reports (EICR) – inspection and reporting of fixed wiring in domestic properties and communal areas.

Lot value (estimated)

- £61,292,000 excluding VAT
- £73,550,400 including VAT

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.

Submission

Enquiry deadline

24 February 2026, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

10 March 2026, 12:00pm

Submission address and any special instructions

<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 November 2026

Award criteria

Lot 1. 1. Contract A - North of the borough

Name	Description	Type	Weighting
Price	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Price	50.00%
Quality	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Quality	37.00%
Social Value	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Cost	10.00%
Equality Diversity and inclusion	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Cost	3.00%

Lot 2. 2. Contract B - South of the Borough

Name	Description	Type	Weighting
Price	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Price	50.00%
Quality	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Quality	37.00%
Social Value	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Cost	10.00%
Equality Diversity and inclusion	At ITT stage the Council will use a price quality weighting criteria made up of: a. Price 50%, b. Quality 37%, c. Social Value 10%, d. Equality Diversity and inclusion 3%,	Price	3.00%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

As part of the Competitive Flexible Procedure, the procurement documents will set out that up to a maximum of six organisations will be selected to be invited to the second stage to tender for the two contracts (Contracts A and B), subsequent to the PSQ. In the event that any applicant achieves a score within two marks of the lowest scoring applicant that is being invited to tender, they will be included in the shortlist and progressed to the Invitation To Tender (ITT) stage as well.

Interviews and site visits will form part of the tender evaluation.

At ITT stage the Council will use a price quality weighting criteria made up of:

- a. Price 50%,
- b. Quality 37%,
- c. Social Value 10%,
- d. Equality Diversity and inclusion 3%

Contracting authority

London Borough of Southwark

- Public Procurement Organisation Number: PXTW-7647-VDLV

Southwark Council

London

SE1 2QH

United Kingdom

Contact name: Shona Snow

Email: ampt@southwark.gov.uk

Website: <http://www.southwark.gov.uk>

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government