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Tender

Barnet Homes Aids and Adaptations Works Contract

Barnet Homes Ltd

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

Notice identifier: 2026/S 000-010901

Procurement identifier (OCID): ocds-h6vhtk-0649f8

Published 6 February 2026, 12:05pm

Scope

Description

Barnet Homes are looking to procure a Contractor for the delivery of their Aids and Adaptations Works Contract. The estimated annual contract value is circa GBP800000.00 . This figure does not take into account annual indexation considerations or VAT. It is intended that the contract will run for a period of three years with the option for renewal, as decided by Barnet Homes, for an extension of up to a further two years. The maximum duration of the contract is therefore five years. The contract value in this notice is therefore subject to review and is not guaranteed, as this is based upon the maximum term.

The Works required by the Contract, include undertaking the Design, Supply and Installation for the following in accordance with Occupational Therapist requirements:

- Kitchen adaptations

- Shower trays

- Wet Floor Shower

- Overbath Shower

- Ramps
- Hardstandings
- Scooter Store
- External Doors
- Internal Doors
- Stairlifts
- Through Floor Lifts
- Step Lifts
- Ceiling Track Hoist
- New Clos-o-mat WC
- New Bio-bidet WC
- Bio-bidet on existing WC
- Automatic window and door openers
- Minor Works and Call Outs

The following risks have been identified that would impact the performance of the Contract, where the impact cannot be known at this stage but may relate to a Contract modification if the risk was to materialise:

- 1.Risk of legislative changes, regulatory changes or changes in law during the term of a Contract
- 2.Risk of unforeseen changes to delivery/operational standards
- 3.Risk of changes in technology, IT solutions or systems
- 4.Risk of unforeseen increase in Contracting Authority budgets/increased volume of works/services
- 5.Risk of unforeseen circumstances that cause the value of the Contract to increase (previous examples include BREXIT, war, pandemic and the cost of living crisis)

6.Risk of unforeseen political impact

7.Risk of unforeseen increase in property volume.

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Building-installation-work./C4QC86K492>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/C4QC86K492>

Total value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 August 2026 to 30 July 2029
- Possible extension to 30 July 2031
- 4 years, 11 months, 30 days

Description of possible extension:

It is intended that the Contract will run for a period of three years with the option for renewal, as decided by Barnet Homes, for an extension of up to a further two years. The maximum duration of the contract is therefore five years.

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45421130 - Installation of doors and windows
- 51100000 - Installation services of electrical and mechanical equipment

Contract locations

- UKJ - South East (England)
- UKI71 - Barnet

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

25 February 2026, 12:00pm

Tender submission deadline

9 March 2026, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Technical Written Responses	Quality	45%
Price Framework	Price	30%
Technical Presented Responses	Quality	15%
Social Value	Quality	10%

Procedure**Procedure type**

Below threshold - open competition

Documents

Associated tender documents

<https://www.delta-esourcing.com/>

Technical specifications to be met

<https://www.delta-esourcing.com/>

Contracting authority

Barnet Homes Ltd

- Public Procurement Organisation Number: PZND-4989-MGBN

3rd Floor, 2 Bristol Avenue, Colindale

London

NW9 4EW

United Kingdom

Contact name: Somayah Al-Hirsi

Email: somayah.al-hirsi@barnethomes.org

Region: UKI71 - Barnet

Organisation type: Public authority - sub-central government