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Planning

Stepney Green Court Window and Door Replacements and External Fabric Repairs

The Industrial Dwellings Society (1885) Ltd

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

Notice identifier: 2025/S 000-021608

Procurement identifier (OCID): ocids-h6vhtk-051408 ([view related notices](#))

Published 15 May 2025, 10:50am

Scope

Reference

Stepney Green

Description

The Industrial Dwellings Society is seeking to procure a suitably qualified and experienced principal contractor to undertake a comprehensive major works programme at Stepney Green Court. The works are to be delivered under the JCT intermediate Building Contract with Contractor's Design and will include both refurbishment and replacement elements across the estate.

The contractor must as a minimum possess PAS2030 and relevant SIPP accreditation.

Scope of Works:

The project comprises, but is not limited to, the following key elements:

Full replacement of pitched and flat roof coverings (Redland and Langley systems)

Replacement of all windows and external doors, including timber sash and casement windows

Design and installation of new Automatic Opening Vents (AOVs) to communal stairwells

Design and installation of a new PAC 512-compliant door entry system

External fabric repairs including brickwork, concrete, and stone repairs

Redecoration of all previously painted external surfaces

Internal fire stopping and compartmentation works

Internal redecoration of communal areas with fire-rated coatings

Replacement of floor finishes to communal areas

Refurbishment works to the boiler house, laundry room, community hall, and bin stores

Removal of redundant cabling and re-routing of live services

Asbestos surveying and removal (as required).

Further description of the works is set out in the notice and tender documentation.

Provisional pricing is also required for two additional sites for which detailed specifications are not available. The provisional pricing is intended to assist the Client in budget forecasting and assess the Tenderer's approach to similar works under comparable conditions. The provisional prices submitted under this clause are non-binding and will not form part of the Contract Sum. Final pricing for these sites will be subject to a separate agreement once full specifications are issued.

Total value (estimated)

- £12,000,000 excluding VAT

- £14,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2025 to 1 June 2029
- 3 years, 11 months, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI - London

Engagement

Engagement deadline

1 June 2025

Engagement process description

Interested parties are invited to formally express their interest in this procurement opportunity by contacting the Procurement Manager, Chi Joe, via email at cjoe@ids.org.uk. Prospective bidders may also seek clarification regarding the scope of works across all three sites. Where appropriate, Microsoft Teams meetings will be arranged to facilitate further discussion and ensure a clear understanding of the project requirements.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

15 June 2025

Contracting authority

The Industrial Dwellings Society (1885) Ltd

- Mutuels Public Register: 14044R
- Public Procurement Organisation Number: PMBR-5788-JDCX

143 Stoke Newington Road

London

N16 8BP

United Kingdom

Contact name: Chi Joe

Telephone: +447465756908

Email: cjoe@ids.org.uk

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

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government