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Planning

## Longford and Bell Court Major Works

Barnet Homes Ltd

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

Notice identifier: 2025/S 000-022029

Procurement identifier (OCID): ocds-h6vhtk-05154d

Published 16 May 2025, 9:43am

## Scope

### Description

Longford and Bell Court are two residential blocks (Medium and High Rise building, one block comprises of 16 floors, the other 8 floors).

Summary of Works to be carried out at Longford Court consist of the following:

- Replace roof covering and associated balustrades, upstands and gulley's.
- Replace all external windows and balcony doors
- Replace all bathrooms and associated services and decorations to Barnet Homes Ltd specifications
- Replace all Kitchens and associated services and decorations to Barnet Homes Ltd specifications
- Review and replacement of ventilation systems within flats to ensure appropriate environmental conditions as applicable.

- Redecoration of all communal spaces ensuring appropriate fire rated coverings are employed.
- Survey and report for structural condition of the existing balconies.
- Structural specification of remedial works to balconies, as appropriate and informed by the survey and report.
- External façade remedials where appropriate.
- New Flow and Return Heating Main risers through the building to future proof the installation for a central plant option due to existing gas installations within the flats of the building.
- Replace above ground drainage systems
- Replace rising and down service water mains including main plant and tanks.
- New flat ventilation systems to improve air quality and heat recovery
- New air quality sensors within the flats

Summary of works to be carried out Bell Court:

- Structural repair to flat and communal balconies and handrails including re-covering for drainage run off
- Replacement of weatherproof coverings to balconies
- Replacement of balustrades, handrails etc to communal and flat balconies
- Structural repair to communal staircase construction, handrails etc
- Redecoration of handrails and common areas in staircases
- Structural repair, if required, to the canopy street side above the shops including repair/replacement of coverings and drainage
- Survey and possible repair/replacement of above ground drainage
- Condition survey required to all water services mains pipework
- Removal of all debris and plants growing through the structure, remediate where required.

- Complete the works around the 'repaired' gas meter boxes for all flats.
  - Allow a provision in the tender for compliance works where the staircase exit doors are adjacent to retail unit doors and windows.
  - Review of fire compartmentation to external access hatches with non-compliant fire stopping around gas pipes.
  - Allow for intumescent grills where these exit low level on 'one way' fire escapes
  - Allow for temporary support of M&E services should structural works be required to underside of the balconies.
- Fire stopping within flats
  - Replacement of flat entrance doors where required
  - Replacement of staircase doors, glazed units and hatches

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<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=949759502>

### **Total value (estimated)**

- £15,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 4 May 2026 to 7 May 2030
- 4 years, 4 days

## **Main procurement category**

Works

## **CPV classifications**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work
- 45262900 - Balcony work
- 45332400 - Sanitary fixture installation work
- 45453100 - Refurbishment work

## **Contract locations**

- UKI71 - Barnet

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## **Engagement**

### **Engagement deadline**

3 June 2025

### **Engagement process description**

Market Engagement will be hosted at Barnet Homes Ltd, 2 Bristol Avenue, Colindale on the

9th of June 10AM-12PM.

During the market engagement contractors will be invited to learn more about the scope of works and engage with a presentation hosted by the project team, followed by a Q&A.

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## **Submission**

### **Publication date of tender notice (estimated)**

15 July 2025

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## **Contracting authority**

### **Barnet Homes Ltd**

- Public Procurement Organisation Number: PZND-4989-MGBN

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Region: UKI71 - Barnet

Organisation type: Public authority - sub-central government