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Planning

Capital Works Programme 2026 - 2044 - Market Engagement

Southern Housing

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-022588

Procurement identifier (OCID): ocds-h6vhtk-048319

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Section I: Contracting authority

I.1) Name and addresses

Southern Housing

59-61 Clerkenwell Road

London

EC1M 5LA

Email

Kim_newman@pmlgroup.com

Telephone

+44 7725205438

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<http://www.southernhousing.org.uk>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA8521

I.3) Communication

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.mytenders.co.uk>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Capital Works Programme 2026 - 2044 - Market Engagement

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Southern Housing was formed in December 2022 following the merger of Optivo and Southern Housing Group. Our history stretches back to the early 20th century and 121 years later our social purpose of helping those in housing need remains. Southern Housing now owns over 80,000 homes and serves 167,000 residents across London, the South East, the Midlands and the Isle of Wight. Our merger has enabled us to deepen ties in our key communities.

Following completion of the merger we are now in a process of integration where we are looking to consolidate operational and contractual arrangements and geographic coverage and a key strategic focus for us over the next 18 months will be the packaging and procurement of Capital Works contracts.

This notice is not an invitation for formal expressions of interest. Southern Housing are issuing this request for information only. The purpose of this Prior Information Notice and the questionnaires that we are asking you to complete is to gain some early insight and feedback from the market in relation to this exciting opportunity.

II.1.5) Estimated total value

Value excluding VAT: £1,700,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 39141400 - Fitted kitchens
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 44112500 - Roofing materials
- 45261420 - Waterproofing work
- 44221000 - Windows, doors and related items

- 44221100 - Windows
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421132 - Installation of windows
- 44221200 - Doors
- 45421131 - Installation of doors
- 45261410 - Roof insulation work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

Southern Housing would like to commence early market engagement to share some headline information about the opportunity and also gather views, knowledge, feedback and insight from the market to help shape the procurement strategy ahead of any formal exercise in relation to the following areas:

1. Packaging of works – elements and geography
2. Understand market capabilities to understand the innovations, solutions and best practice approaches that are available.
3. Collaborative approach and integrated supply chain
4. Incentivisation and Performance Mechanism

5. Pricing Structure
6. Guarantees/warranties and product availability
7. Customer Satisfaction and Experience
8. Alignment of expectations between Southern Housing and the market.

The information gathered will be used:

1. to inform the contract packaging
2. to inform the procurement process and the best use of the Competitive Flexible Procedure
3. to inform and influence the structure and content of the tender documents and
4. to provide feedback in relation to the appetite of the market together with information that will allow the exercise to be shaped to elicit a positive response from providers.

We are committed to meaningful engagement and working with the market to shape our approach and ensure the best possible procurement outcomes and delivery for our tenants. It is also hoped that with early visibility and engagement of this opportunity it will encourage existing contractors and new entrants into the Social Housing Sector to participate in this fantastic opportunity.

The works are currently delivered through a number of contracts (circa 20) with the work generally being split by element and/or geographical area. The exception is Legacy SHG contracts which cover all work elements and are split by geographical areas. The scope of the contracts will include:

- a) Kitchens & Bathrooms – including provision for passive fire safety works
- b) Roofing – including provision for passive fire safety works
- c) Windows and Doors – PVCU/Timber/Aluminium and Composite Front doors
- d) Retrofit Measures – (Fabric first)
- e) Provision for asbestos surveying and removal works as well as fire safety works as a by-product of the works being delivered to the dwelling and not FRA works to a block as a whole.
- f) Quality assurance of work delivered by contractors with provision of supporting

evidence.

g) Principal Designer role for CDM and Building Safety Act requirements

The scope of the contract will exclude:

- a. Warden Call and Door Entry Systems
- b. Cyclical Decorations.
- c. Repairs and compliance related works
- d. Disrepair/Complex Works (including Damp Remedial works and major voids)
- e. FRA works

Strategic Objectives

Key strategic objectives required of the procurement process are:

- 1. Contract rationalisation.
- 2. Creation of an integrated supply chain with related commercial incentives and benefits as a result resulting in financial savings and enhanced guarantees for Southern Housing.
- 3. Consistent quality and experience delivered for Southern Housing tenants based through a single suite of contract delivery processes.

We want to build a relationship with contractors based on collaborative and partnership working principles and an integrated supply chain approach that supports service improvement, innovation and added value through an incentivisation and performance mechanism, linked to KPI's, that enables the contractor to be rewarded for great performance and helping us to achieve our strategic objectives.

Download the Information Memorandum document for further information and to find the links to the questionnaires that we would like you to complete. Please submit the correct questionnaire for your organisation type.

II.3) Estimated date of publication of contract notice

5 February 2025

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=232366.

(MT Ref:232366)