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Planning

Westminster Housing Repairs and Works Contracts (including repairs, maintenance, voids, domestic heating, mechanical, electrical, lifts and works)

Westminster City Council

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

Notice identifier: 2025/S 000-022847

Procurement identifier (OCID): ocds-h6vhtk-05178f ([view related notices](#))

Published 19 May 2025, 4:42pm

Scope

Reference

P523

Description

Westminster City Council is responsible for the operation and maintenance of 23,000 homes within the borough, approx. 40% to leaseholders and 60% are within heritage or conservation area. This equates to approximately 100k repairs annually as well as several programmes for the major property improvements and preventative maintenance.

The current requirement is being delivered by 8 large contracts including:

- Responsive repairs and voids
- Aids & Adaptations

- Mechanical
- Electrical
- Domestic Heating
- Lifts
- Major Works (North)
- Major Works (South)

These appointments are due to an end in 2027.

An preliminary round of market engagement was conducted in November 2024 which has provided the initial direction for the service and to review the operating model. The proposed operating model is to operate with a larger number of strategic outsourced contracts which are aligned under a Strategic Alliance Agreement.

This preliminary market engagement notice is to initiate the procurement activity, seeking commentary from the market on options and solutions for providing the service/works in the future.

Total value (estimated)

- £500,000,000 excluding VAT
- £600,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2027 to 30 June 2032
- Possible extension to 30 June 2037
- 10 years

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50000000 - Repair and maintenance services
- 50712000 - Repair and maintenance services of mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 71314100 - Electrical services
- 33196200 - Devices for the disabled
- 50720000 - Repair and maintenance services of central heating
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45000000 - Construction work
- 42416100 - Lifts
- 71311300 - Infrastructure works consultancy services

Contract locations

- UKI - London

Engagement

Engagement deadline

30 June 2025

Engagement process description

This preliminary market engagement notice is to initiate the procurement activity, seeking commentary from the market on options and solutions for providing the service/works in the future.

This early market engagement notices is seeking:

- Views and opinions on the proposed operating model
- Attractiveness and interest in bidding for the proposed contracts
- Commentary on appropriate forms of contract
- Elements to incorporate small and medium enterprise (including identifying areas of scope which could be awarded to SME rather than under a larger blanket contract)
- Effective commercial models to incorporate a continuously changing market
- Opportunities to achieve carbon net 0 targets
- Optimisation of resident experience, satisfaction and involvement
- Views on the procurement procedure including the award criteria

Westminster is offering the opportunity to respond in writing, via email, a 1-2-1 session or via attendance to a market engagement event being hosted on 5th June 2025 at Westminster City Hall which will provide information about the services and support on public sector tendering. The event on 5th June is targeted for small and medium enterprises but is open to all parties.

In accordance with the requirements of the Procurement Act 2023, the Council is committed to conducting this PME in such a way that it does not put a supplier at an unfair

advantage or disadvantage.

If your organisation would like to respond to this early market engagement notice, seek a 1-2-1 session or attend the market engagement event please contract via the provided email or use the message function on the linked Jaggaer opportunity.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

31 October 2025

Contracting authority

Westminster City Council

- Public Procurement Organisation Number: PJVD-6261-BPPJ

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London

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Website: <https://www.westminster.gov.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government