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Contract

Waltham Forest Housing Association INVITATION TO TENDER FOR PLANNED WORKS AND RESPONSIVE REPAIRS

Waltham Forest Housing Association

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-037635

Procurement identifier (OCID): ocds-h6vhtk-04ea82 ([view related notices](#))

Published 7 July 2025, 9:11am

Scope

Reference

WFHAPWRR001

Description

Waltham Forest Housing Association (WFHA) is undertaking a competitive tender process to appoint a supplier to deliver their Planned and Responsive Maintenance Services. This process is being managed by Altair Ltd on behalf of WFHA. Please note that this will conclude as WHFA contract and has no connection to Altair Ltd. This ITT is provided on the same basis to all organisations. The aim of this procurement process is to appoint one provider to deliver services outlined within Schedule 6 - Specification. The anticipated annual contract value is estimated at £450,000 for the planned element and £320,000 for the reactive element, resulting in a total estimated annual spend of £770,000. Over the full five-year term, the estimated total contract value is £3,850,000. Please note that whilst this is an estimated contract value it is not in any way guaranteed. In this ITT, the following

words and phrases have the following meanings: Association Means Waltham Forest Housing Association (WFHA) Bidder/s Those organisations who have expressed an interest in providing the Requirement who have been selected by the Association to be invited to tender for the contract to provide them. Contract Means any formal agreement for goods, works or services as a result of this Tender Process Evaluation Criteria Means the evaluation criteria contained in Schedule 2 FOI Law The Freedom of Information Act 2000, and the Environmental Information Regulations 2004 together as amended from time to time Form of Tender Means the document contained in the Response Schedule (Schedule 3 which is completed by the Bidder and returned with its Tender Response. Tenant A person who resides or is present in a WFHA property Invitation to Tender (ITT) This Invitation to Tender including all its appendices Schedules 1 - 8, Appendix A and Appendix 1 - 8. Portal Means the secure online portal MyTenders operated by for the purposes of the Procurement Process. Preferred Bidder/s Means the Bidder/s who is successful following evaluation in accordance with the Evaluation Criteria Procurement Process Means the procedure followed by Waltham Forest Housing Association to award the Contract. Response Schedule(s) Means Schedule 1, Schedule 3 and Schedule 4 and must be completed by Bidders in order for the Bidder to be considered for contract award in the Procurement Process. Requirement Means the Works and Services which the WFHA wishes to procure, details of which are set out in in this ITT and "Requirements" shall be construed; accordingly, Return Date Means the deadline for Tender Responses specified by the Association. Subcontractor A subcontractor (or sub-contractor) is a company or person whom a general contractor, prime contractor or main contractor hires to perform a specific task as part of an overall project. Services Means the Services to be provided under the contract Tenders Tender responses made by Bidders to this ITT in accordance with its terms and "Tender" shall be construed; accordingly, Tender Response Means a Response Schedule(s) submitted by a Bidder during the Procurement Process using the Response Schedule(s). TUPE Transfer of Undertakings Protection of Employment Regulations Updates Means a written notification by the Association to Bidders. Updates may be issued during the tender period to amend or to provide clarification to any part of the ITT. WFHA Means Waltham Forest Housing Association (WFHA) and its agents Working Day Means a day (other than a Saturday or Sunday) on which banks are open for domestic business in the City of London.

SECTION 2:
INSTRUCTIONS TO BIDDERS

2. Introduction Tenders must be submitted strictly in accordance with the following instructions, read carefully before completing the ITT documentation. In submitting a Tender response, Bidders confirm that they have read and understood the contents. Bidders not complying with these instructions may be rejected by WFHA whose decision in the matter will be final. This ITT is provided on the same basis to all

Contract 1. PLANNED WORKS AND RESPONSIVE REPAIRS

Supplier

- [TEB Builders Ltd](#)

Contract value

- £3,850,000 excluding VAT
- £4,620,000 including VAT

Below the relevant threshold

Date signed

4 July 2025

Contract dates

- 7 July 2025 to 6 July 2028
- Possible extension to 6 July 2030
- 5 years

Description of possible extension:

The Authority can extend the Agreement up to an additional 24 months beyond the initial term

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

Contract locations

- UK - United Kingdom

Procedure

Procedure type

Below threshold - open competition

Supplier

TEB Builders Ltd

- Companies House: 01116067

25 Suttons Lane,

Hornchurch

rm12 6rd

United Kingdom

Telephone: 01708592771

Email: claire@tebbuilders.co.uk

Region: UKI52 - Barking & Dagenham and Havering

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. PLANNED WORKS AND RESPONSIVE REPAIRS

Contracting authority

Waltham Forest Housing Association

- Public Procurement Organisation Number: PLHD-1176-CCXP

31 Church Hill

London

E17 3RU

United Kingdom

Contact name: Kevin Harding

Telephone: +447350398302

Email: kevin.harding@altairltd.co.uk

Region: UKI53 - Redbridge and Waltham Forest

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Altair Consultancy and Advisory Services Ltd

Summary of their role in this procurement: Agent on behalf of the Contracting Authority

- Companies House: 07463003

Tempus Wharf

London

SE16 4SA

United Kingdom

Contact name: Kevin Harding

Telephone: +447350398302

Email: kevin.harding@altairltd.co.uk

Region: UKI44 - Lewisham and Southwark

Contact organisation

Contact [Waltham Forest Housing Association](#) for any enquiries.