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Tender

City of London Housing - Water Testing & Risk Assessment Services

The Mayor and Commonalty and Citizens of the City of London

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-038542

Procurement identifier (OCID): ocds-h6vhtk-052a4c ([view related notices](#))

Published 9 July 2025, 12:01pm

Scope

Reference

itt_126

Description

The contracts for both Lots are for statutory water monitoring and testing at predominantly residential properties on the Social Housing Estates & the Barbican Residential Estate owned and managed by the City of London Corporation.

The monitoring is required to take place in tanks in communal areas, communal tanks that sit within individual flats and at outlet points in individual flats. The schedules for each Lot provides details of the relevant locations.

Monitoring is to be carried out in accordance with statutory timescales.

Testing is to be carried out where the temperature dictates, as well as in accordance with the schedules / frequencies for each Lot in this document.

Please note that bidders can submit a tender submission for each lot.

This tendering exercise is being undertaken using the electronic tendering system 'City of London Corporation Sourcing & Contracts Portal' (<https://cityoflondon.ukp.app.jaggaer.com/>).

Suppliers will need to register an interest on the system in order to participate and registration is free.

The estimated contract value given at sections 31 and 32 for the full duration of the contract including the maximum possible extensions.

The estimated annual contract value for Lot 1 (HRA) is therefore £71,000 (re Section 85)

The estimated annual contract value for Lot 2 (BRE) is therefore £107,000 (re Section 85)

The combined Total Contract Value combining both Lots for the full contract term available (5 Years) is £890,000

Total value (estimated)

- £890,000 excluding VAT
- £1,068,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 4 January 2029
- Possible extension to 4 January 2031
- 5 years

Description of possible extension:

2 years in annual (12 month) increments

Main procurement category

Works

CPV classifications

- 45232430 - Water-treatment work
- 44611500 - Water tanks

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. HRA

Description

Lot 1 (HRA) is in relation to the City's Housing Revenue Account list of properties.

The services & requirements are fully detailed in the specification document available to all suppliers via <https://cityoflondon.ukp.app.jaggaer.com/> Ref: itt_126.

Lot value (estimated)

- £355,000 excluding VAT

- £426,000 including VAT

Contract locations

- UKI - London

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. BRE

Description

Lot 2 (BRE) is in relation to the City's Barbican Residential Estate.

The services & requirements are fully detailed in the specification document available to all suppliers via <https://cityoflondon.ukp.app.jaggaer.com/> Ref: itt_126.

Lot value (estimated)

- £535,000 excluding VAT
- £642,000 including VAT

Contract locations

- UKI31 - Camden and City of London

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. HRA

The insurance detailed below are required if awarded a contract for this lot, suppliers do not need to have the below insurances before contract award.

Employer's (Compulsory) Liability Insurance = £5,000,000

Public Liability Insurance = £20,000,000

Professional Indemnity Insurance = £,1,000,000

Product Liability Insurance = £20,000,000 for any one claim and in aggregate

Lot 2. BRE

The insurance detailed below are required if awarded a contract for this lot, suppliers do not need to have the below insurance before contract award.

Employer's (Compulsory) Liability Insurance = £5,000,000

Public Liability Insurance = £20,000,000

Professional Indemnity Insurance = £,1,000,000

Product Liability Insurance = £20,000,000 for any one claim and in aggregate

Technical ability conditions of participation

Lot 1. HRA

Professional & Technical Ability criteria will be implemented to this Lot.

Bidders must demonstrate experience managing at least three (3) contracts of a similar size and complexity to Lot 1 (HRA) within the last five (5) years.

Bidders are to provide the following:

Details of three comparable contracts, including:

Client name and contract value.

Scope of services provided.

Number of assets/water testing points serviced.

Contract duration and key outcomes.

Client references and contact details for verification.

Performance metrics from these contracts (e.g., compliance rates, service level adherence).

In accordance with the Scoring Matrix detailed in the ITT Guidance Pack, failure to provide a Good response will result in the City not proceeding further in evaluating the Bidder in question. Therefore, any Bidder that scores below three (3) points will fail this condition of participation requirement, resulting in their tender not progressing within this procurement process.

Lot 2. BRE

Professional & Technical Ability criteria will be implemented to this Lot.

Bidders must demonstrate experience managing at least three (3) contracts of a similar size and complexity to Lot 1 (HRA) within the last five (5) years.

Bidders are to provide the following:

Details of three comparable contracts, including:

Client name and contract value.

Scope of services provided.

Number of assets/water testing points serviced.

Contract duration and key outcomes.

Client references and contact details for verification.

Performance metrics from these contracts (e.g., compliance rates, service level adherence).

In accordance with the Scoring Matrix detailed in the ITT Guidance Pack, failure to provide a Good response will result in the City not proceeding further in evaluating the Bidder in question. Therefore, any Bidder that scores below three (3) points will fail this condition of participation requirement, resulting in their tender not progressing within this procurement process.

Mandatory Site Visit

Bidders will also be required (mandatory) to attend a site visit of the Barbican Residential Estate. This site visit is critical to gaining a comprehensive understanding of the requirements at the Barbican Residential Estate.

The City expects attendance from each bidder's Technical Team or relevant technical staff, rather than sales representatives. Each organisation may nominate a maximum of two attendees.

To confirm attendance and providing the names and roles of the attendees from your organisation, please email Daniel.Castle@cityoflondon.gov.uk.

Kindly note that this email address is to be used exclusively for booking purposes. Any queries or requests for clarification must be submitted via the City of London Corporation Sourcing & Contracts Portal.

Site Visit Details:

Date: Wednesday, 23 July 2025

Time: 10:00 AM (prompt start)

Meeting Point: Barbican Estate Office, Lauderdale Tower, Barbican, London EC2Y 8BY

Please note:

This is a pass/fail requirement. Bidders who do not attend the site visit will fail this mandatory requirement and will not progress further within the procurement process.

Particular suitability

Lot 1. HRA

Lot 2. BRE

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

28 July 2025, 12:00pm

Tender submission deadline

8 August 2025, 12:00pm

Submission address and any special instructions

<https://cityoflondon.ukp.app.jaggaer.com/>

Ref: itt_126

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 October 2025

Recurring procurement

Publication date of next tender notice (estimated): 3 June 2030

Award criteria

Name	Description	Type	Weighting
Lot 1 (HRA) & Lot 2 (BRE)	Technical Criteria 100%/45% Organisational Management, Resourcing, and Contingency Planning - 20% Health & Safety Compliance and Risk Management - 15% Repairs, Service Delivery, Emergency Response, and Quality Assurance - 15% Mobilisation, Reporting, Asset Condition Database, and Risk Survey - 20% Routine Water Testing Execution, Asset Verification, and Data Management - 20% Technology and Continuous Improvement - 10% Responsible Procurement Criteria 15% Reducing Carbon Emissions - 5% Responsible Procurement Policy - 5% Social Value Menu - Pass/Fail Social Value Menu Method Statement - 5%	Quality	60%
Lot 1 (HRA) & Lot 2 (BRE)	The best (lowest) price will receive the maximum score points available in each element; the remaining quotations receive a score pro rata to the best price.	Price	40%

Other information

Payment terms

The City will pay a monthly invoice for services / works which are completed to the satisfaction of the City, the Providers invoice must detail a valid City of London Purchase Order Number.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

- Public Procurement Organisation Number: PYQD-1693-MYXR

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City of London

EC2P 2EJ

United Kingdom

Contact name: robert pine

Telephone: 020 7606 3030

Email: CityProc.Operations@cityoflondon.gov.uk

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

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government