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Planning

2425-0477: Void Reservicing, Refurbishment, and New Tenancy Repair Works

Islington Council

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

Notice identifier: 2025/S 000-041022

Procurement identifier (OCID): ocds-h6vhtk-051473 ([view related notices](#))

Published 17 July 2025, 3:15pm

Scope

Description

Islington Council on behalf of NHS North Central London integrated care board invites suitable expressions of interest from suppliers for the above.

The requirement

The Council seeks to procure four contractors to deliver void reservicing, refurbishment, and new tenancy repairs to the Council's void properties.

The contracts are needed for the delivery of reservicing to vacant council (void) properties, and the refurbishment of major works voids, ensuring they are let in a timely manner and to a high-quality standard. This will also extend to include required repairs within the first eight weeks of a new tenancy (works in occupation).

The contracts to be procured will also include void reservicing and refurbishment for properties used for temporary accommodation. This includes Buy-Backs (where the Council repurchases homes previously sold under 'Right to Buy'), General Needs Temporary Accommodation (GNTA), and other temporary accommodation projects (e.g.

Afghan Refugee Project, Rough Sleepers). The council is required to provide white goods and furnishings for void properties that fall under these schemes, therefore the contract will also extend to cover such.

Contract period

The duration of the contracts will be for an initial period of 24 months from an estimated start date of November 2025, with an option to extend by a further 24 months. Should the contracts be extended, the maximum total contracts will be for a period of forty-eight months (four years).

Value of the contract or framework agreement

The estimated total value of these contracts is £28,000,000 over the maximum forty-eight (48) months. This is based on £7,000,000 per annum. However, the council is confident the bids received will be lower than the estimated value.

Total value (estimated)

- £28,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 15 November 2025 to 15 November 2027
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 44115000 - Building fittings
- 45100000 - Site preparation work

Contract locations

- UKI - London

Engagement

Engagement deadline

30 July 2025

Engagement process description

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Award criteria

The contract(s) will be awarded to the Most Advantageous Tender(s) (MAT) in accordance with the Procurement Act 2023.

Cost/price 40 %

Quality 60 %

Quality made up of:

20% - Proposed approach to social value

15% - Proposed approach to quality management and health and safety

15% - Proposed approach to resourcing the contracts and varying work volumes and priorities

10% - Proposed approach to communication with the client and the resolution of complaints

Total 100%

Further details will be provided in the invitation to tender.

Procurement process

The contract will be procured using the competitive flexible procedure in a two-stage process comparable to the restricted procedure. The first stage will involve assessing

organisations through a Procurement Selection Questionnaire (PSQ), with all submissions subject to minimum requirements as stated in the PSQ. The second stage will be an evaluation of tenders submitted by bidders who are selected at the SQ stage.

Submission

Publication date of tender notice (estimated)

1 August 2025

Contracting authority

Islington Council

- Public Procurement Organisation Number: PBMD-2513-CWJJ

Islington Town Hall, Upper Street

London

N1 2UD

United Kingdom

Contact name: Islington Procurement Team

Telephone: +44 2075278118

Email: procurement@islington.gov.uk

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

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government