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Tender

Thicket Crescent and Thicket Road Energy Efficient Retrofit Works

London Borough of Sutton

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

Notice identifier: 2025/S 000-041117

Procurement identifier (OCID): ocds-h6vhtk-0561b2

Published 17 July 2025, 5:31pm

Scope

Reference

DN782535

Description

The procurement is being carried out by the London Borough of Sutton working closely with Sutton Housing Partnership (SHP). SHP is a Housing Company (Arms Length Management Organisation), established by the London Borough of Sutton, to manage and maintain its 6000 Council homes and 1400 leasehold properties. Our purpose is to make every home a platform for successful lives.

This energy efficient retrofit project will deliver significant improvements to LBS housing stock, specifically, 45 Thicket Crescent, and 22 Thicket Road, Sutton, SM1.

45 Thicket Crescent consists of three four-storey residential buildings with flat corrugated

metal sheet roofs. The buildings are linked via two separate central corridors that provide vertical and horizontal access to the flats.

22 Thicket Road consists of two four-storey residential buildings with flat corrugated metal sheet roofs. The buildings are linked via one central corridor that provide vertical and horizontal access to the flats.

The purpose of this RFQ is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

There are separate tender documents for each Lot and separate submission requirements.

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the seven Lots, and Contractors should ensure their response is cognisant of this direction.

Total value (estimated)

- £3,125,000 excluding VAT

- £3,750,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 3 November 2025 to 1 August 2026
- 8 months, 29 days

Main procurement category

Works

Contract locations

- UKI63 - Merton, Kingston upon Thames and Sutton

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Lot 1 Fire Safety Works.

Description

There are separate tender documents for each Lot and separate submission requirements. This Lot is to appoint a contractor for

(Lot 1) Lot 1 Fire Safety Works.

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the six Lots, and Contractors should ensure their response is cognisant of this direction.

The purpose of this ITT is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

More information can be found in the tender documents.

Lot value (estimated)

- £100,000 excluding VAT

- £120,000 including VAT

CPV classifications

- 45343000 - Fire-prevention installation works

Same for all lots

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

Lot 2. Lot 2 Mechanical and Electrical Works

Description

There are separate tender documents for each Lot and separate submission requirements. This Lot is to appoint a contactor for

(Lot 2) Mechanical and Electrical Works.

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the six Lots, and Contractors should ensure their response is cognisant of this direction.

The purpose of this ITT is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

More information can be found in the tender documents.

Lot value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

CPV classifications

- 45350000 - Mechanical installations

Same for all lots

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

Lot 3. Lot 3 Replacement Roofing Works

Description

There are separate tender documents for each Lot and separate submission requirements. This Lot is to appoint a contractor for

(Lot 3) Replacement Roofing Works.

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the six Lots, and Contractors should ensure their response is cognisant of this direction.

The purpose of this ITT is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

Lot value (estimated)

- £630,000 excluding VAT
- £756,000 including VAT

CPV classifications

- 45260000 - Roof works and other special trade construction works

Same for all lots

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

Lot 4. Lot 4 External Fabric Repairs

Description

There are separate tender documents for each Lot and separate submission requirements. This Lot is to appoint a contactor for

(Lot 4) External Fabric Repairs.

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the six Lots, and Contractors should ensure their response is cognisant of this direction.

The purpose of this ITT is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

Lot value (estimated)

- £440,000 excluding VAT
- £528,000 including VAT

CPV classifications

- 45262522 - Masonry work

Same for all lots

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

Lot 5. Lot 5 Replacement Windows and Doors

Description

There are separate tender documents for each Lot and separate submission requirements. This Lot is to appoint a contactor for

(Lot 5) Replacement Windows and Doors.

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the six Lots, and Contractors should ensure their response is cognisant of this direction.

The purpose of this ITT is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

Lot value (estimated)

- £395,000 excluding VAT
- £474,000 including VAT

CPV classifications

- 45421100 - Installation of doors and windows and related components

Same for all lots

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

Lot 6. Lot 6 Cavity Wall Insulation

Description

There are separate tender documents for each Lot and separate submission requirements. This Lot is This Lot is to appoint a contractor for (Lot 6) for Cavity Wall Insulation.

Contractors may only bid for a single Lot. No Contractor shall be awarded more than one Lot.

Sub-contracting shall not be authorised, for any of the six Lots, and Contractors should ensure their response is cognisant of this direction.

The purpose of this ITT is to facilitate the selection, and appointment, of Contractors to undertake these retrofit works. These works consist of installation of cavity wall insulation, external wall insulation, fire remediation works, external fabric repairs, mechanical and electrical works, solar PV panels, replacement windows and doors, and roof replacement works.

The Authority requires the delivery of six project components with the oversight and management by a Construction Manager appointment. In total the requirement forms six contractual lots:

Lot 1 Fire Safety Works.

Lot 2 Mechanical and Electrical Works

Lot 3 Replacement Roofing Works

Lot 4 External Fabric Repairs

Lot 5 Replacement Windows and Doors

Lot 6 Cavity Wall Insulation

Lot value (estimated)

- £310,000 excluding VAT
- £372,000 including VAT

CPV classifications

- 45320000 - Insulation work

Same for all lots

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

Participation

Particular suitability

Lot 1. Lot 1 Fire Safety Works.

Lot 2. Lot 2 Mechanical and Electrical Works

Lot 3. Lot 3 Replacement Roofing Works

Lot 4. Lot 4 External Fabric Repairs

Lot 5. Lot 5 Replacement Windows and Doors

Lot 6. Lot 6 Cavity Wall Insulation

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

30 July 2025, 5:00pm

Tender submission deadline

6 August 2025, 12:00pm

Submission address and any special instructions

The Response to the Invitation to Tender (ITT - Below Threshold) must be completed and submitted electronically via the e-tendering portal by the Deadline -

<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Award criteria

The weighting is 30% Quality 70% Price.

The quality questions include:

Resident Communication 30% of 30%

Programme Management 30% of 30%

Quality of Delivery 30% of 30%

Social Value 10% of 30%

There are also additional Questions pass/fail addressing membership of professional bodies, health and safety, insurance requirements and technical capacity.

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://www.londontenders.org/>

The documents are available via the London Tenders Portal -
<https://www.londontenders.org/> Reference DN782535

Contracting authority

London Borough of Sutton

- Public Procurement Organisation Number: PJMC-1445-VCVG

Civic Offices, St Nicholas Way

Sutton

SM1 1EA

United Kingdom

Email: commercial.procurement@sutton.gov.uk

Region: UKI63 - Merton, Kingston upon Thames and Sutton

Organisation type: Public authority - sub-central government