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Tender

Heating Service and Maintenance

TOWN AND COUNTRY HOUSING GROUP

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

Notice identifier: 2025/S 000-041788

Procurement identifier (OCID): ocds-h6vhtk-0517f6 ([view related notices](#))

Published 21 July 2025, 5:17pm

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Scope

Description

Total heating service and maintenance contract to housing stock of circa 13,000 units. The contract is planned to be split into lots named as - Domestic Gas, Alternative/Renewable Heating, Commercial Gas and associated equipment, Oil.

Total value (estimated)

- £24,000,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 39715200 - Heating equipment
- 39715210 - Central-heating equipment
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKJ - South East (England)

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Not the same for all lots

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

Lot 1. Domestic Gas

Description

Service and maintenance of domestic boilers across the location

Lot value (estimated)

- £14,000,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 30 March 2036
- 9 years, 11 months, 30 days

Description of possible extension:

Upon successful performance of initial term, contract can be extended.

Same for all lots

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

Lot 2. Renewable Heating

Description

Service and maintenance of all alternative renewable heating systems.

Lot value (estimated)

- £8,000,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 30 March 2036
- 9 years, 11 months, 30 days

Description of possible extension:

Upon successful performance of the initial contract, it can be extended

Same for all lots

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

Lot 3. Commercial Heating

Description

Service and maintenance of commercial plant rooms and associated equipment.

Lot value (estimated)

- £1,800,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 30 March 2036
- 9 years, 11 months, 30 days

Description of possible extension:

Upon successful performance of initial contract, this can be extended

Same for all lots

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

Lot 4. Oil Heating

Description

Service of maintenance of oil fed heating across the area

Lot value (estimated)

- £200,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 31 March 2027
- Possible extension to 30 March 2028
- 1 year, 11 months, 30 days

Description of possible extension:

Depending on remaining systems and upon successful performance of initial contract

Same for all lots

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

Participation

Particular suitability

Lot 1. Domestic Gas

Lot 2. Renewable Heating

Lot 3. Commercial Heating

Lot 4. Oil Heating

Small and medium-sized enterprises (SME)

Submission

Submission type

Tenders

Tender submission deadline

22 October 2025, 12:00pm

Submission address and any special instructions

<https://in-tendorganiser.co.uk/southeastconsortium>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

11 December 2025

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Cost	Cost	40%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

A 3 stage procurement:

First stage will be PSQ (conditions of participation) with suppliers meeting minimum criteria (as outlined in the PSQ documents) progressing to the next stage.

Second stage will be ITT publish with cost (40%) and quality (60%) evaluations, top 3 scoring suppliers (per Lot) will progress to the next stage.

Third stage will be portal demonstrations for lots 1, 2 and 3 only.

Justification for not publishing a preliminary market engagement notice

Pre-market engagement notice was published June 23rd under the SEC Procurement Limited and pre-market engagement session was held on July 4th.

Documents

Associated tender documents

<https://in-tendorganiser.co.uk/southeastconsortium>

All tender documents will be issued through the South East Consortium In-tend portal

Documents to be provided after the tender notice

All tender documents will be issued through the South East Consortium In-tend portal

Contracting authority

TOWN AND COUNTRY HOUSING GROUP

- Companies House: IP30167R
- Public Procurement Organisation Number: PGQL-8879-WWMD

Monson House

Tunbridge Wells

TN1 1LQ

United Kingdom

Email: procurement.team@tch.org.uk

Region: UKJ46 - West Kent

Organisation type: Public authority - sub-central government

Other organisation

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

SEC PROCUREMENT LIMITED T/A SOUTH EAST CONSORTIUM

Summary of their role in this procurement: running procurement on behalf of Town and Country Housing

- Companies House: 15363999
- Public Procurement Organisation Number: PZLW-5327-RMRJ

Building 1092 Galley Drive

Sittingbourne

ME9 8GA

United Kingdom

Email: procurement@southeastconsortium.org.uk

Region: UKJ43 - Kent Thames Gateway

Contact organisation

Contact SEC PROCUREMENT LIMITED T/A SOUTH EAST CONSORTIUM for any enquiries.