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Tender

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

Islington Council

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

Notice identifier: 2025/S 000-048824

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

Published 14 August 2025, 2:54pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Description

Islington Council 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.

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%

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 PSQ stage.

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

- 45000000 - Construction work
- 44100000 - Construction materials and associated items

Contract locations

- UKI - London

Submission

Submission type

Requests to participate

Deadline for requests to participate

8 September 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Supplier/Advert/View?advertId=53600f9e-0f79-f011-813a-005056b64545&fromProjectDashboard=False&fromRfxSummary=False&selectWorkgroup=False&fromAdvertEvent=False&fromActivityDashboard=False>

If you wish to apply for this contract opportunity please follow these steps:

- Register your organisation free of charge via the London Tenders Portal
- When you receive an email confirming your username and password use these to log on to

the London Tenders Portal and express your interest in 2425-0477, Void Reservicing,

Refurbishment and New Tenancy Repairs Works;

45453100 Refurbishment Work, -45111213 Site-clearance work, -45442100 Painting work, -

45211000 Construction work for multi-dwelling buildings and individual houses, -45421151

Installation of fitted kitchens, -45211310 Bathrooms and construction work, +90911000

Cleaning services, +45451000, 45262660 Asbestos- removal work, +4531000 Electrical

installation work, +45311000 Electrical wiring and fitting work, +44230000 Builders

carpentry, +45420000 Joinery and carpentry installation work, +45422000 Carpentry

installation work, +45431000 Tiling work, +45330000 Plumbing and sanitary works, -

45410000 Plastering Work, -45342000 Erection of fencing, -44221300 Gates, -45421130

Installation of doors and windows, -4543232111 Floor-laying work, -45261910 Roof repair, -

45262520 Bricklaying work.

- Shortly after you have expressed interest, you will receive a second email containing a link to access the procurement documents.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

12 November 2025

Award criteria

| Name | Description | Type | Weighting |
|-------------|--------------------|-------------|------------------|
| Quality | Quality Weighting | Quality | 60% |
| Cost | Cost Weighting | Cost | 40% |

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Competitive flexible procedure description

Please ensure you read this document before completing the PSQ document.

The only document you need to complete and submit at this stage is the PSQ document. You will only need to complete the other documents if you are invited to tender.

Invitation to tender (ITT) documentation is being issued for information only. We will only respond to questions about the ITT documentation during the tender clarification stage.

Potential suppliers are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this tender will be borne by them, and in no circumstances will Islington Council (the Authority) be responsible for any such costs.

Potential suppliers are also advised that the Authority at its sole discretion acting reasonably and in good faith reserves the right to cancel, postpone, suspend or abandon the procurement at any stage prior to contract award.

This tender process will be conducted via the London Tenders Portal (LTP) - ProContract. All correspondence/notifications relating to this opportunity will be sent to the email address on the LTP as registered by your organisation.

All questions relating to this tender must be sent via the "Messages" section on the LTP. Potential suppliers are reminded that enquiries should be received no later than the date in the timetable in this document. The Authority's responses will be posted via the LTP for all other bidding organisations to read unless the question is considered to be confidential.

Do not upload questions in an attachment, please send all questions in the body of the message in plain text, and do not use tables. If you have multiple questions, please clearly number each question.

It is your responsibility to regularly review the "Messages" section on the LTP for all questions and answers as well as any additional information that might have been posted.

No employee other than an officer of Strategic Procurement and Supply Assurance has the authority to make any representation or explanation to potential suppliers on any matter concerning this opportunity.

Any communication between potential suppliers and the Authority's employees (or their representatives) regarding this opportunity during the tender process not conducted via the "Messages" section on the LTP could lead to individual bids being rejected or the entire tender process being abandoned.

Please include the contract number of the opportunity when communicating with the

Authority in any way.

Please note that documents submitted electronically will, upon being submitted, be deemed to have been signed electronically within the meaning of the Electronic Communications Act 2000.

No unauthorised alteration or addition should be made to the PSQ document. You must not make any changes to the structure and/or order of the documents provided. In particular, please do not undertake any substantive changes to formatting.

If any alteration is made without authorisation, or if the instructions for potential suppliers are not fully complied with, or if any part is not properly completed, we shall be entitled to reject the application.

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

Email: procurement@islington.gov.uk

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

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government