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Award

Whole estate improvement works at Stepney Green Court, Mocatta House and Navarino Mansions

The Industrial Dwellings Society (1885) Ltd

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-050774

Procurement identifier (OCID): ocds-h6vhtk-051408 ([view related notices](#))

Published 22 August 2025, 10:44am

Scope

Description

Due to the complex nature of the works required, please refer to the Schedule of Works and the ITT documents that have been issued as part of this Tender.

Contract 1. JCT Intermediate Building Contract with contractor's design- for the delivery of the whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs, redecoration and other miscellaneous works at Stepney Green Court, Stepney Green, London E1 3LJ

Supplier

- SER Contractor Ltd

Contract value

- £5,127,894.12 excluding VAT
- £6,153,472.94 including VAT

Below the relevant threshold

Award decision date

21 August 2024

Date assessment summaries were sent to tenderers

22 August 2024

Earliest date the contract will be signed

5 September 2025

Contract dates (estimated)

- 10 October 2025 to 20 November 2026
- Possible extension to 15 December 2026
- 1 year, 2 months, 6 days

Description of possible extension:

Clause 2.1.9 and 2.20 deal with the extension of completion dates. We cannot determine at this stage how long the contract will be extended for as it dependent on the weather. Contract may be extended subject to extension of time and relevant events.

Main procurement category

Works

Options

The right to additional purchases while the contract is valid.

Clause 2.13- 2.16 and 3.8 - 3.17. We can instruct changes.

CPV classifications

- 39298900 - Miscellaneous decoration items
- 44221100 - Windows
- 45000000 - Construction work

Contract locations

- UKI - London

Contract 2. JCT Pre-Construction Services Agreement (General Contractor) (PCSA) 2016 Edition. This will be for the pre-construction services only for the whole estate improvement works at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB and Mocatta House, Brady Street, London, E1 5DL.

Supplier

- SER Contractor Ltd

Contract value

- £37,162.67 excluding VAT
- £44,595.20 including VAT

Below the relevant threshold

Award decision date

21 August 2025

Date assessment summaries were sent to tenderers

21 August 2025

Earliest date the contract will be signed

5 September 2025

Contract dates (estimated)

- 24 October 2025 to 14 April 2026
- Possible extension to 28 July 2026
- 9 months, 5 days

Description of possible extension:

Yes, as per Section 5 Clause 5.1 - 5.4

Main procurement category

Services

Options

The right to additional purchases while the contract is valid.

Yes, as per Section 5 Clause 5.1

CPV classifications

- 71220000 - Architectural design services

Contract locations

- UKI - London

Information about tenders

- 13 tenders received
- 12 tenders assessed in the final stage:
 - 12 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts

- 11 suppliers unsuccessful (details included for contracts over £5 million)
-

Unsuccessful suppliers

- [CHAS BERGER LIMITED](#)
 - [MULALLEY & CO. LIMITED](#)
 - [Architectural Decorators Ltd](#)
 - [APC Building Services \(London\)](#)
 - [BTS Property Solutions Ltd](#)
 - [Greyline Group Ltd](#)
 - [HIGHVIEW GROUP LIMITED](#)
 - [KINGSBURY CONSTRUCTION COMPANY LIMITED](#)
 - [MILESTONE SOUTH EAST](#)
 - [AXIS EUROPE LTD](#)
 - [QUINN \(LONDON\) LIMITED](#)
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Procedure

Procedure type

Open procedure

Suppliers

APC Building Services (London)

- Companies House: 05102580

91 High Street,

Sidcup

DA14 6DH

United Kingdom

Website: <https://apcbuildingservices.co.uk/>

Region: UKI51 - Bexley and Greenwich

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Architectural Decorators Ltd

- Companies House: 00386730

Samuel House

7 Powerscroft Road

DA14 5DT

United Kingdom

Website: <https://www.theadgroup.co.uk/>

Region: UKI51 - Bexley and Greenwich

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

AXIS EUROPE LTD

- Companies House: 01991637

3 Tramway Avenue

London

E15 4PN

United Kingdom

Region: UKI41 - Hackney and Newham

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

BTS Property Solutions Ltd

- Companies House: 10654755

Avondale House, 262 Uxbridge Road, Pinner

Middlesex

HA5 4HS

United Kingdom

Region: UKI74 - Harrow and Hillingdon

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

CHAS BERGER LIMITED

- Companies House: 00359611
- Public Procurement Organisation Number: PBRH-4441-ZLCH

4th Floor 4 Tabernacle Street

London

EC2A 4LU

United Kingdom

Website: <https://chasberger.co.uk/>

Region: UKI43 - Haringey and Islington

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Greyline Group Ltd

- Companies House: 01181590

Unit 2 29 Fourth Way

Wembley, Middlesex

HA9 0LH

United Kingdom

Website: <https://greylineltd.com/>

Region: UKI72 - Brent

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

HIGHVIEW GROUP LIMITED

- Companies House: 10349320

First Floor, 39 High Street,

Billericay, Essex

CM12 9BA

United Kingdom

Region: UKH37 - Essex Thames Gateway

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

KINGSBURY CONSTRUCTION COMPANY LIMITED

- Companies House: 01256936

61 Caversham Road

London

NW5 2DH

United Kingdom

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

MILESTONE SOUTH EAST

- Companies House: 12560828

3 Beauchamp Court 10 Victors Way

Barnet

EN5 5TZ

United Kingdom

Region: UKI71 - Barnet

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

MULALLEY & CO. LIMITED

- Companies House: 01534913

- Public Procurement Organisation Number: PDVH-1753-WZJH

Teresa Gavin House

Woodford Green

IG8 8FA

United Kingdom

Website: <http://www.mulalley.co.uk>

Region: UKI53 - Redbridge and Waltham Forest

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

QUINN (LONDON) LIMITED

- Companies House: 04005400
- Public Procurement Organisation Number: PRJX-6579-GTMG

Dome House, 8 Hartley Avenue

London

NW7 2HX

United Kingdom

Website: <http://www.quinnlondon.co.uk>

Region: UKI71 - Barnet

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

SER Contractor Ltd

- Companies House: 07468643

Hunters Hall Farm, Epping Upland

Essex

CM16 6PL

United Kingdom

Telephone: 0207 840 0585

Email: contact@sercontractor.co.uk

Website: <https://sercontractor.co.uk/>

Region: UKH35 - West Essex

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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Contracting authority

The Industrial Dwellings Society (1885) Ltd

- Mutuals Public Register: 14044R
- Public Procurement Organisation Number: PMBR-5788-JDCX

143 Stoke Newington Road

London

N16 8BP

United Kingdom

Contact name: Chi Joe

Telephone: +447465756908

Email: cjoe@ids.org.uk

Website: <https://www.ids.org.uk/>

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government