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Tender

Rowley Way Estate Better Homes Works

London Borough of Camden

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

Notice identifier: 2025/S 000-055525

Procurement identifier (OCID): ocds-h6vhtk-0597e4

Published 10 September 2025, 4:11pm

Scope

Reference

ProContract ID: DN784809

Description

Contract for a works contractor to undertake Better Homes improvement works at Rowley Way Estate. The scheme involves refurbishment of 66 dwellings to the Camden Home Standard, including:

- o Full kitchen and bathroom replacements
- o Electrical rewiring and compliance upgrades
- o Interior finishes (decoration, flooring, tiling)
- o Joinery reinstatement and conservation repairs
- o Removal of non-compliant/unauthorised modifications

o Asbestos surveys and removal works, including within ceiling voids, risers, kitchens, and bathrooms

o Delivery in accordance with a Heritage Partnership Agreement

Total value (estimated)

- £1,300,000 excluding VAT
- £1,560,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 November 2026 to 31 October 2027
- 1 year

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Contract locations

- UKI31 - Camden and City of London
-

Participation

Conditions of participation

1. The Authority has set a minimum turnover requirement for this project which has been set as £1,690,000 (based on 1.5x contract value) with a current ratio of at least 0.6 for either of the candidate's 2 most recent financial years.

For financial assessment the Authority will utilise financial assessment techniques in line with Cabinet Office information note PPN 02/13.

2. Acceptance of Contract Conditions and LBC Schedule of Amendments to JCT Standard Building Contract without Quantities 2016.

3. Case Studies

Could you please provide three case studies where your company acted as the main contractor?

At least one of these projects must demonstrate undertaking internal refurbishment works at a Grade II Listed building.

Each project should be comparable to the Rowley Way Estate Better Homes Internal Refurbishment Works in terms of:

- Scale (approx. 50 occupied residential properties)
- Delivery in accordance with a Heritage Partnership Agreement
- Value (£1.3m)
- Location (Grade II Listed Building)

For each case study, provide the following project details:

- Project title
- Project address
- Full name and registered address of the Employer

- Employer contact details (name, role, organisation, email, and phone number – references may be taken up)
- Form of Contract used (e.g., JCT D&B, JCT SBC, NEC ECC, etc.)
- Contract start and completion dates
- Contract Sum at award
- Delay/Liquidated Damages – whether any were deducted and total value
- Health and Safety – number of RIDDOR reportable incidents and near misses
- Disputes – whether any arose, how they were resolved (e.g., through adjudication, mediation, or other).

For each case study, you must also address the following qualitative evaluation criteria:

Assessment Criteria

1. Project Delivery (50%)

Demonstrate your experience of delivering internal refurbishment works within occupied residential blocks, particularly on conservation or listed estates. Your experience must include:

- How you managed the overall project of internal refurbishment works for Better Homes and non-Better Homes dwellings
- How you managed access constraints and overcame any issues, with particular reference to access refusals or no-access properties
- How you managed your approach to resident communication, liaison, and minimising disruption in a live estate setting
- How you managed engagement with key stakeholders (including the client team, local authority, consultants, and neighbours and any others) throughout the contract period.

2. Coordination of Works (10%)

Explain how you approached coordination of internal refurbishment works with other contractors carrying out intrusive refurbishment works. How were the works sequenced to minimise return visits and protect finished areas.

3. Quality Assurance (20%)

Explain how you ensured compliance with fire safety requirements when carrying out instructive internal works (e.g. fire stopping, reinstatement of service penetrations, working near risers). Your response should include a description of your quality assurance process and third party certification approach.

4. Resident Engagement (20%)

- Explain your approach to resident communication, resident liaison, and minimising disruption in a live estate setting.
- Explain how your engagement approach to any vulnerable residents or residents with specific needs (e.g. hoarding, mobility issues, translation) and how engagement was managed.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

22 October 2025, 12:00pm

Tender submission deadline

16 February 2026, 12:00pm

Submission address and any special instructions

To be submitted via ProContract - <https://procontract.due-north.com>

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Price		Price	60.00%
Quality	Includes 10% social value	Quality	40.00%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

London Borough of Camden

- Public Procurement Organisation Number: PZXL-5842-VBBG

London Borough of Camden

London

N1C 4AG

United Kingdom

Email: roopam.bhachu@camden.gov.uk

Website: <http://www.camden.gov.uk>

Region: UKI31 - Camden and City of London

Organisation type: Public authority - sub-central government