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Planning

Lift Modernisation Contract - Preliminary Market Engagement

Southern Housing

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-059266

Procurement identifier (OCID): ocds-h6vhtk-050ef0 ([view related notices](#))

Published 24 September 2025, 2:00pm

Scope

Description

Southern Housing are seeking to replace circa 44 lifts per year, split across 4 contracts.

75-80% of the work is based in London.

Circa 10% of the works will be to High Risk Buildings as defined by the Building Safety Act.

Scope of Works:

The scope of the contract will include:

- a) Replacement of lift installations
- b) Quality assurance of work delivered by contractors with provision of supporting evidence.
- c) Principal Contractor role for CDM and Building Safety Act requirements

d) Lift repairs and maintenance during the warranty period

The scope of the contract will exclude:

a. Lift Repairs and Maintenance beyond the warranty period

Strategic Objectives

Key strategic objectives required of the procurement process are:

1. Seeking long term relationships, value for money, social value

2. KPIs - delivery of programme, customer satisfaction

3. Incentivised performance linked to profit

4. Resilience through multiple contractors

5. To commence in 26/27 financial year

6. Consistent quality and experience delivered for Southern Housing tenants based through a single suite of contract delivery processes.

The added value benefits we are seeking are:

a) Maximisation of guarantees/warranties and component lifecycles.

b) Delivery of social value outcomes.

c) Ideas and innovation as to how the works could be delivered more efficiently each year to continuously improve the customer experience.

Total value (estimated)

- £100,000,000 excluding VAT

- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2036
- 10 years

Main procurement category

Works

CPV classifications

- 50700000 - Repair and maintenance services of building installations
- 44110000 - Construction materials
- 44100000 - Construction materials and associated items
- 45300000 - Building installation work
- 51500000 - Installation services of machinery and equipment
- 42400000 - Lifting and handling equipment and parts

Contract locations

- UKF - East Midlands (England)
- UKI - London
- UKJ - South East (England)
- UKG - West Midlands (England)

Engagement

Engagement deadline

15 October 2025

Engagement process description

Please see the Information Memorandum and other documents accompanying this notice.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

3 November 2025

Contracting authority

Southern Housing

- Public Procurement Organisation Number: PXJP-9994-BJBR

59-61 Clerkenwell Road

London

EC1M 5LA

United Kingdom

Contact name: Kim Newman

Email: procurement@pmlgroup.com

Website: <http://www.southernhousing.org.uk>

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government