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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)
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## **Engagement**

### **Engagement deadline**

15 October 2025

### **Engagement process description**

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

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Publication date of tender notice (estimated)**

3 November 2025

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## **Contracting authority**

## **Southern Housing**

- Public Procurement Organisation Number: PXJP-9994-BJBR

59-61 Clerkenwell Road

London

EC1M 5LA

United Kingdom

Contact name: Kim Newman

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

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government