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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.

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

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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