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Pipeline

Servicing and Maintenance of Communal Car Park and Ventilation Systems

LONDON & QUADRANT HOUSING TRUST

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-059537

Procurement identifier (OCID): ocids-h6vhtk-05a1b6

Published 25 September 2025, 10:22am

Scope

Description

L&Q require a contractor to carry out servicing, repairs and maintenance of communal & car park ventilation systems. For year one the estimated annual contract value is £300,000 with years 2-5 anticipated at £560,000 + compound uplift %.

The Contractor will be responsible for:

- Planned Preventative Maintenance (PPM):
 - o Annual inspections and servicing of all communal and car park ventilation systems.
 - o Testing airflow rates, duct pressure, CO/NO2 sensor calibration (car parks), control panel integrity, and motor/fan functionality.
 - o Inspection and cleaning of grills, extract points, filters, and ducts.
- Reactive Maintenance:
 - o Fault diagnosis and resolution.

- o Emergency and non-emergency repairs (e.g. motor failures, fan belt replacements, control system resets).

- Asset Management:

- o Maintain and update an asset register including serial numbers, component condition, and service dates.

- o Provide an annual report on asset health and lifecycle planning.

- Resident and Site Communication:

- o Provide advance notice for planned servicing.

- o Maintain minimal disruption to residents and site users (e.g., noise management in car parks).

Contract dates (estimated)

- 16 February 2026 to 14 February 2031
- Possible extension to 16 February 2033
- 7 years, 1 day

Main category

Services

CPV classifications

- 50000000 - Repair and maintenance services
- 71315410 - Inspection of ventilation system

Contract locations

- UKC - North East (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

13 October 2025

Procedure

Procedure type

Open procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

LONDON & QUADRANT HOUSING TRUST

- Companies House: IP030441
- Public Procurement Organisation Number: PJQV-6311-TQXL

29-35 West Ham Lane

London

E15 4PN

United Kingdom

Contact name: Morris Williams

Email: morriswilliams@lqgroup.org.uk

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government