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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): ocds-h6vhtk-05a1b6 ([view related notices](#))

Published 25 September 2025, 10:22am

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### **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)

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

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

13 October 2025

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## **Procedure**

### **Procedure type**

Open procedure

## **Above or below total value threshold**

Above or equal to threshold

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## **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](mailto:morriswilliams@lqgroup.org.uk)

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government