

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/060626-2025>

Contract

Airspace Extension Scheme Works

Sutton Housing Society Ltd

F03: Contract award notice

Notice identifier: 2025/S 000-060626

Procurement identifier (OCID): ocds-h6vhtk-04bcc5

Published 29 September 2025, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Sutton Housing Society Ltd

13-19 Ventnor Road

Sutton

SM2 6AQ

Contact

William Parkinson

Email

william.parkinson@vixus.co.uk

Telephone

+44 7460857160

Country

United Kingdom

Region code

UKI63 - Merton, Kingston upon Thames and Sutton

Internet address(es)

Main address

<https://suttonhousingsociety.org.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Airspace Extension Scheme Works

II.1.2) Main CPV code

- 45262800 - Building extension work

II.1.3) Type of contract

Works

II.1.4) Short description

Sutton Housing Society has secured full planning permission for the erection of a fourth storey extension to the front accommodation block (fronting Brighton Road) at the above and the erection of a third and fourth floor to the rear block, to provide an additional 19 self-contained residential units for the elderly, together with alterations to existing elevations. Erection of a single storey external storage shed, canopy walkway, provision of additional parking bays, erection of refuse and a mobility scooter store, formation of a

new lift shaft and associated landscaping.

Trickett House is one of five projects that Sutton Housing Society (SHS) has secured full planning permission for (totalling 71 new homes). The planning applications were all submitted on the same day, with a view to creating a 'development pipeline' with the intention that all five projects will run consecutively, the lessons learned from one being fed into the next project. Sutton Housing Society is an investment partner with the GLA (Greater London Authority) and has funding in place.

We invite you to submit your lump sum, firm priced tender to execute the Main Contract works.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £7,850,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

Main site or place of performance

Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

Sutton Housing Society has secured full planning permission for the erection of a fourth storey extension to the front accommodation block (fronting Brighton Road) at the above and the erection of a third and fourth floor to the rear block, to provide an additional 19 self-contained residential units for the elderly, together with alterations to existing

elevations. Erection of a single storey external storage shed, canopy walkway, provision of additional parking bays, erection of refuse and a mobility scooter store, formation of a new lift shaft and associated landscaping.

Trickett House is one of five projects that Sutton Housing Society (SHS) has secured full planning permission for (totalling 71 new homes). The planning applications were all submitted on the same day, with a view to creating a 'development pipeline' with the intention that all five projects will run consecutively, the lessons learned from one being fed into the next project. Sutton Housing Society is an investment partner with the GLA (Greater London Authority) and has funding in place.

We invite you to submit your lump sum, firm priced tender to execute the Main Contract works.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-037302](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 September 2025

V.2.2) Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Northvale Construction Ltd

Second Floor, Kirkland House, 11-15 Peterborough Road

Harrow

HA1 2AX

Country

United Kingdom

NUTS code

- UKI63 - Merton, Kingston upon Thames and Sutton

National registration number

06675365

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £7,850,000

Total value of the contract/lot: £7,850,000

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=982985004> GO

Reference: GO-2025929-PRO-32548497

VI.4) Procedures for review

VI.4.1) Review body

Sutton Housing Society Ltd

13-19 Ventnor Road

Sutton

SM2 6AQ

Country

United Kingdom