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Planning

Westminster Housing Repairs and Works Contracts (including repairs, maintenance, voids, domestic heating, mechanical, electrical, lifts and works)

Westminster City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-061916

Procurement identifier (OCID): ocds-h6vhtk-05178f ([view related notices](#))

Published 2 October 2025, 5:02pm

Scope

Reference

P523

Description

Westminster City Council (the 'Council') has a statutory duty to deliver repair and maintenance services to its 22,000-housing stock portfolio, comprising approximately 40% leasehold properties, 60% tenanted homes and 145 High Rise Buildings (HRB) across the Borough. It is also worth noting that 41% of the Council's housing stock is located within a conservation area, whereas 17% of the buildings are listed properties.

Furthermore, the Council delivers major works and planned cyclical construction-based maintenance with the view of continuously improving the physical and social infrastructure of its housing stock.

Currently housing repairs, maintenance and works are delivered via eight (8) Term Partnering Contracts (TPC) which were procured in 2017 and 2019 for a period of up to ten (10) years as follows:

- Responsive Repairs and Voids
- Major Works (2 separate contracts covering North and South of the Borough)
- Mechanical
- Electrical
- Domestic Heating
- Lifts
- Aids & Adaptations

The contracts referenced above are due to expire between June 2027 and January 2028.

The Council is intending to re-procure these contracts based on revised scopes as part of an overarching Strategic Alliance Agreement, based on the FAC-1 Framework Alliance Agreement, which all appointed Contractors will be required to sign up to along with the individual Project Contracts.

This Preliminary Market Engagement (PME) Notice is supplemental to PME Notice with reference 2025/S000-022847 dated Monday 19th May 2025 (<https://www.find-tender.service.gov.uk/Notice/022847-2025>) for the purpose of inviting interested market suppliers to engage in a more detailed consultation specifically in relation to the TPCs which are due to be re-tendered within 2026 and 2027. Further details on the purpose of this follow-up market consultation can be found below.

For information purposes, in addition to the aforementioned TPCs, the Council will be seeking to procure as part of a wider Housing Improvement Programme the following:

- Establishment of a Planned Preventative Works Framework
- Specialist repair and maintenance contracts, including but not limited to minor works, roofing, damp and mould, plumbing and drainage
- Various Health & Safety Compliance contracts, and
- Establishment of a Professional Services Framework

Further preliminary market engagements may be undertaken pursuant to this Notice, however these will primarily be focused on individual service requirements as and when specific pre-procurement activities for each of these contracts are planned to commence.

The estimated value per TPC contract over the intended contract term (including any possible extensions) can be found below:

- Responsive Repairs and Voids - £250,000,000 for an initial term of 5 years + 3 + 2 years extensions (estimated contract start date: 31/08/2027)
- Major Works - £250,000,000 for an initial term of 5 years + 3 + 2 years extensions (estimated contract start date: 09/01/2028)
- Mechanical - £35,000,000 for an initial term of 3 years + 1 + 1 years extensions (estimated contract start date: 01/07/2027)
- Electrical - £21,500,000 for an initial term of 3 years + 1 + 1 years extensions (estimated contract start date: 01/07/2027)
- Domestic Heating - £11,500,000 for an initial term of 3 years + 1 + 1 years extensions (estimated contract start date: 01/07/2027)
- Lifts - £12,200,000 for an initial term of 3 years + 1 + 1 years extensions (estimated contract start date: 01/07/2027)
- Aids & Adaptations - £16,000,000 for an initial term of 3 years + 1 + 1 years extensions (estimated contract start date: 16/09/2026)

The total estimated value across all TPC contracts to be re-tendered is stated in this Notice.

All estimated contract values stated in this Notice are indicative only and will be finalised prior to any Tender Notice being published.

Total value (estimated)

- £596,200,000 excluding VAT
- £715,440,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 September 2026 to 8 January 2033
- Possible extension to 8 January 2038
- 11 years, 3 months, 23 days

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50000000 - Repair and maintenance services
- 50712000 - Repair and maintenance services of mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 71314100 - Electrical services
- 33196200 - Devices for the disabled
- 50720000 - Repair and maintenance services of central heating
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45000000 - Construction work
- 42416100 - Lifts

Contract locations

- UKI - London

Engagement

Engagement deadline

31 October 2025

Engagement process description

This PME process shall comprise two (2) stages as described below:

Stage 1: Interested suppliers will be invited to attend a virtual 'Preliminary Market Engagement Event' (the 'Event') which shall take place via Microsoft Teams on Thursday 16th October 2025 between 10:00am and 12:00pm.

More specifically, during Stage 1 of the Event, a presentation will be delivered by key members of the Council's Project team focusing on the following two (2) areas:

- a. During the first part of the presentation, suppliers will be provided with a greater insight into the proposed draft governance, working arrangements and ongoing management of the Strategic Alliance. This will be followed by an open forum 'Questions and Answers' session which will allow suppliers to share their thoughts and suggestions with the view of assisting the Council in shaping the Strategic Alliance.
- b. The second part of the presentation will be focusing on the procurement methodology for the Responsive Repairs & Voids and Major Works contracts, and more specifically seeking the market's views on the benefits, disbenefits and competition mechanics of awarding individual contracts under separate lots or undertaking independent procurements.

Although the Council does not intend to impose a maximum number of attendees per organisation, it is considered that an indicative number of three (3) representatives per supplier attending this Preliminary Market Engagement Event would be sufficient.

Stage 2: Suppliers will be offered the opportunity to request an individual session which will be attended by key members of the Council's Project team for the purpose of raising commercially sensitive matters. Individual supplier sessions shall take place between Friday 17th and Friday 31st October 2025. These sessions will be held virtually via Microsoft Teams for a maximum duration of thirty (30) minutes each. The Council reserves the right to hold sessions post 31 October 2025 depending on Council staff and market availability.

In accordance with the requirements of the Procurement Act 2023, the Council is committed to conducting this PME in such a way that it does not put a supplier at an unfair advantage or disadvantage.

Any information shared as part of these sessions which is not considered to be commercially sensitive at the Council's sole discretion, will be shared with all other suppliers and as part of the associated tender documents as relevant.

Suppliers who are interested in participating in the PME are kindly requested to provide the following information via the messaging function of the Council's electronic tendering portal (Jaggaer) at least two (2) days prior to the date of the Event:

- Confirmation of your participation to the Preliminary Market Engagement Event taking place on Wednesday 16th October 2024
- The full name, job title and email contact details for each one of your representatives who will be attending the Event
- Following completion of the Event, suppliers may use the Jaggaer messaging function to advise if they feel that an individual session would be helpful.

All communications, including expressions of interest and general queries, relating to this PME Notice shall take place exclusively via the Council's electronic tendering portal. Information and instructions on how to register and access Jaggaer can be found in the following link: <https://www.westminster.gov.uk/about-council/procurement/doing-business-westminster>

The Council does not bind itself to running a procurement, or awarding any resultant contract(s), following the conclusion of this PME.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

12 January 2026

Contracting authority

Westminster City Council

- Public Procurement Organisation Number: PJVD-6261-BPPJ

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Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government