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Planning

Supply Chain Partners (Trades) Framework (soft market testing)

Wandle Housing Association Limited

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

Notice identifier: 2025/S 000-062956

Procurement identifier (OCID): ocds-h6vhtk-05a9c1 ([view related notices](#))

Published 7 October 2025, 3:28pm

Scope

Reference

WHA.COS.R.25.041

Description

This is a Notice for soft market testing, please see further information in the "Engagement process description".

Wandle Housing Association is intending to run a procurement exercise to set up an open framework for supply chain partners (trades) later this year.

Upon commencement of the framework, Wandle Housing Association will be calling off the Framework, and it is not currently anticipated that it will be open to any other Housing Associations.

Wandle uses an external job management system to raise and manage jobs/orders. Further details will be provided at tender stage.

The trades will be varied, but are expected to include:

- Electrical (Such as Electrical Appliances, Final Circuits, Internal & External Lighting, Testing & Accessories)
- Plumbing, Heating & Water Systems (Such as Hot Water Cylinders, Fittings, Equipment and Appliances for Services, Water Storage Tanks, Waste Pipework and Fittings, Stopcocks and Valves, Sundry Works, Pipework & Plumbing - Client Inspection)
- Drainage (Such as Manholes, Foul Drainage Above Ground, Drainage Below Ground, Land Drainage and Soakaways, Rainwater Gutters, Clearing Blockages (Inc Sewage/Spills), CCTV and Testing & Drainage - Client Inspection)
- Carpentry & Joinery (Such as Reglaze Doors and Windows, External Doors, Internal Timber Doors, Garage Doors and Frames, Windows, Ironmongery, Kitchen Units and Worktops, Miscellaneous Fixtures/Fittings)
- Flooring (Such as Flooring Treatment, Works to Sub-Floors, Floor Tiles, Timber Board, Sheet Flooring, Proprietary Safety Flooring, Floor Renewals, Laminate Flooring, Floor Screeds & Skirting)
- Structural & Exterior Works (such as Chimneys/Fireplaces, Brick/Block Walling, Foundations in Trenches, Excavation, Concrete Repairs, Meter Cupboards, Airbricks and Vents, Structure, Foundation Sundries, Brickwork and Structure - Client Inspection)
- Groundworks (Such as Fencing, Metal Stairs and Walkways and Balustrades, Paths and Paving, Steps, Stairs and Ramps, Kerbs, Channels and Edgings & Gates/Fittings)
- Roofing (Such as Scaffolding, Tower, Platforms Lifts, Inspections- Photographic Surveys, Fascia, Soffit and Bargeboards, Rainwater Pipework, Gutters, Remedial Works, Felt Roofing, Sheet Roofing, Leadwork, Asphalt Roofing, Roof Tiling, Slate Roofing)
- Painting and Decorating (Such as Internal Decoration, External Decoration, Plasterwork, Rendering and Screeds & Preparation - External and Internal)
- Specialist (Such as Timber Treatment, Damp Proofing, Pest Control, Specialist Treatments & Artex Removal)
- Cleaning & Environmental Services (Such as Internal & External Cleaning and Clearance, External Garden Clearance and Works, Demolition of Sheds etc., Disinfestation & Environmental Clearance)
- Loft Insulation

Requirements will be in London, including (but potentially not limited to):

- Croydon
- Wandsworth
- Lambeth
- Merton
- Southwark
- Lewisham
- Sutton
- Kingston upon Thames
- Bromley

Commercial tool

Establishes a framework

Total value (estimated)

- £0 excluding VAT
- £12,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 August 2026 to 31 July 2034
- 8 years

Main procurement category

Services

Additional procurement category

Goods

CPV classifications

- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 51000000 - Installation services (except software)
- 90000000 - Sewage, refuse, cleaning and environmental services

Contract locations

- UKI - London

Engagement

Engagement deadline

17 October 2025

Engagement process description

On behalf of Wandle Housing Association, SSfH intends to undertake a tender process late 2025 to create a Framework for Supply Chain Partners (Trades).

This soft market testing process is to help SSfH determine the scope of requirements and inform its approach.

SSfH is inviting suppliers to respond to the following questions relating to this requirement:

1. Is your organisation able to provide coverage for all trades?
 - a. Electrical (Such as Electrical Appliances, Final Circuits, Internal & External Lighting, Testing & Accessories)
 - b. Plumbing, Heating & Water Systems (Such as Hot Water Cylinders, Fittings, Equipment and Appliances for Services, Water Storage Tanks, Waste Pipework and Fittings, Stopcocks and Valves, Sundry Works, Pipework & Plumbing - Client Inspection)
 - c. Drainage (Such as Manholes, Foul Drainage Above Ground, Drainage Below Ground, Land Drainage and Soakaways, Rainwater Gutters, Clearing Blockages (Inc Sewage/Spills), CCTV and Testing & Drainage - Client Inspection)
 - d. Carpentry & Joinery (Such as Reglaze Doors and Windows, External Doors, Internal Timber Doors, Garage Doors and Frames, Windows, Ironmongery, Kitchen Units and Worktops, Miscellaneous Fixtures/Fittings)
 - e. Flooring (Such as Flooring Treatment, Works to Sub-Floors, Floor Tiles, Timber Board, Sheet Flooring, Proprietary Safety Flooring, Floor Renewals, Laminate Flooring, Floor Screeds & Skirting)
 - f. Structural & Exterior Works (such as Chimneys/Fireplaces, Brick/Block Walling, Foundations in Trenches, Excavation, Concrete Repairs, Meter Cupboards, Airbricks and Vents, Structure, Foundation Sundries, Brickwork and Structure - Client Inspection)
 - g. Groundworks (Such as Fencing, Metal Stairs and Walkways and Balustrades, Paths and Paving, Steps, Stairs and Ramps, Kerbs, Channels and Edgings & Gates/Fittings)
 - h. Roofing (Such as Scaffolding, Tower, Platforms Lifts, Inspections- Photographic Surveys, Fascia, Soffit and Bargeboards, Rainwater Pipework, Gutters, Remedial Works, Felt Roofing, Sheet Roofing, Leadwork, Asphalt Roofing, Roof Tiling, Slate Roofing)
 - i. Painting and Decorating (Such as Internal Decoration, External Decoration, Plasterwork, Rendering and Screeds & Preparation - External and Internal)

j. Specialist (Such as Timber Treatment, Damp Proofing, Pest Control, Specialist Treatments & Artex Removal)

k. Cleaning & Environmental Services (Such as Internal & External Cleaning and Clearance, External Garden Clearance and Works, Demolition of Sheds etc., Disinfestation & Environmental Clearance)

l. Loft Insulation

2. If not, what trades would your organisation cover (either as listed, or any additional trades not yet detailed)?

3. Is your organisation able to provide coverage for all current geographical areas?

a. Croydon

b. Wandsworth

c. Lambeth

d. Merton

e. Southwark

f. Lewisham

g. Sutton

h. Kingston upon Thames

i. Bromley

4. If not, what geographical areas would your organisation be able to cover (as listed)?

5. What barriers would you perceive, that would prevent your organisation applying to join this Framework?

6. What information would your organisation need to be able to apply to join this Framework?

Suppliers are welcome to provide additional comments about this requirement that would encourage them to submit a bid.

Responses should be submitted by email to amymyers@ssfh.org.uk by 12noon on 17th

October 2025. Please state in the email subject line "Supply Chain Partners Soft Market Testing."

The responses will be treated in confidence and are for information only. They are to help SSfH and Wandle inform its tender approach and to develop the associated tender documents.

Responses, and lack of responses, will not affect bids received and the evaluation of them when the procurement for this goes live.

This notice is not an invitation to tender and does not commit SSfH or Wandle Housing Association to a procurement process.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

5 November 2025

Contracting authority

Wandle Housing Association Limited

- Charity Commission (England and Wales): 19225R
- Public Procurement Organisation Number: PQDH-2497-GBTX

Second Floor

London

SE18NW

United Kingdom

Email: amymyers@ssf.org.uk

Website: <https://www.wandle.com/>

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government

Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

SHARED SERVICES FOR HOUSING LIMITED

Summary of their role in this procurement: Shared Service for Housing (SSfH) is acting as the managing and contact organisation on behalf of the Contracting Authority for this tender opportunity, carrying out the role as Procurement Consultant.

- Companies House: 16356505

- Public Procurement Organisation Number: PGNT-9288-TPMJ

230 Blackfriars Road

London

SE1 8NW

United Kingdom

Email: amymyers@ssfh.org.uk

Region: UKI44 - Lewisham and Southwark

LUMENSOL LTD

Summary of their role in this procurement: Technical consultant and member of the evaluation panel (assessor).

- Companies House: 11349433
- Public Procurement Organisation Number: PNQM-5627-XBNJ

108 Priory Street

Newport Pagnell

MK16 9BL

United Kingdom

Email: procurement@lumensol.co.uk

Website: <https://www.lumensol.co.uk/>

Region: UKJ12 - Milton Keynes

Contact organisation

Contact SHARED SERVICES FOR HOUSING LIMITED for any enquiries.