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Tender

Salvation Army Homes Domestic and Commercial Heating Services Contracts

Salvation Army Housing Association

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-064581

Procurement identifier (OCID): ocds-h6vhtk-05adde

Published 13 October 2025, 9:48am

Scope

Description

Salvation Army Homes are looking to procure Contractors for the delivery of their Domestic and Commercial Heating Services Contracts. The opportunity is split into eight geographic Lots. Full details of the required services are included within the procurement documents.

The estimated annual contract value does not take into account annual indexation considerations or VAT.

It is intended that the contract will run for a period of three years with the option for renewal, as decided by Salvation Army Homes, for an extension of up to a further two years, followed by another two years, subject to satisfactory reviews. The maximum duration of the contract is therefore seven years. The contract value in this notice is therefore subject to review and is not guaranteed, as this is based upon the maximum term.

A UK2 Notice with reference 2025/S 000-047792 relates to this Notice.

Total value (estimated)

- £7,595,000 excluding VAT
- £9,114,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2029
- Possible extension to 31 May 2033
- 7 years

Description of possible extension:

It is intended that the Contract will run for a period of three years with the option for renewal, as decided by Salvation Army Homes, for an extension of up to a further two years, and then an additional two years, subject to satisfactory reviews based upon performance and quality of service and delivery. The maximum duration of the Contracts is therefore seven years.

Main procurement category

Services

CPV classifications

- 45350000 - Mechanical installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 45259300 - Heating-plant repair and maintenance work

Lot constraints

Maximum number of lots a supplier can bid for: 3

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

Suppliers are to note that they may submit for a maximum of three lots, but can only be successful and win two lots. Details on how Lots will be awarded is set out in the procurement documents.

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. South West

Description

Domestic and Commercial Heating Services Contract for South West region.

Lot value (estimated)

- £245,000 excluding VAT
- £294,000 including VAT

Contract locations

- UKK - South West (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. West

Description

Domestic and Commercial Heating Services Contract for West region.

Lot value (estimated)

- £1,295,000 excluding VAT
- £1,554,000 including VAT

Contract locations

- UKK - South West (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. South

Description

Domestic and Commercial Heating Services Contract for South region.

Lot value (estimated)

- £735,000 excluding VAT
- £882,000 including VAT

Contract locations

- UKJ - South East (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. East

Description

Domestic and Commercial Heating Services Contract for East region.

Lot value (estimated)

- £525,000 excluding VAT
- £630,000 including VAT

Contract locations

- UKH - East of England

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. London

Description

Domestic and Commercial Heating Services Contract for London region.

Lot value (estimated)

- £1,540,000 excluding VAT
- £1,848,000 including VAT

Contract locations

- UKI - London

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. Midlands

Description

Domestic and Commercial Heating Services Contract for Midlands region.

Lot value (estimated)

- £560,000 excluding VAT
- £672,000 including VAT

Contract locations

- UKG - West Midlands (England)
- UKF - East Midlands (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. North West

Description

Domestic and Commercial Heating Services Contract for North West region.

Lot value (estimated)

- £1,785,000 excluding VAT
- £2,142,000 including VAT

Contract locations

- UKD - North West (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 8. North East

Description

Domestic and Commercial Heating Services Contract for North East region.

Lot value (estimated)

- £910,000 excluding VAT
- £1,092,000 including VAT

Contract locations

- UKC - North East (England)
- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. South West

Lot 2. West

Lot 3. South

Lot 4. East

Lot 5. London

Lot 6. Midlands

Lot 7. North West

Lot 8. North East

Please refer to the full procurement documents.

Technical ability conditions of participation

Lot 1. South West

Lot 2. West

Lot 3. South

Lot 4. East

Lot 5. London

Lot 6. Midlands

Lot 7. North West

Lot 8. North East

Please refer to the full procurement documents.

Particular suitability

Lot 1. South West

Lot 2. West

Lot 3. South

Lot 4. East

Lot 5. London

Lot 6. Midlands

Lot 7. North West

Lot 8. North East

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

Submission

Enquiry deadline

31 October 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

12 November 2025, 12:00pm

Submission address and any special instructions

www.mytenders.co.uk

Please refer to the full procurement document suite.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. South West

Lot 2. West

Lot 3. South

Lot 4. East

Lot 5. London

Lot 6. Midlands

Lot 7. North West

Lot 8. North East

5 to 7 suppliers per lot

Award decision date (estimated)

1 May 2026

Award criteria**Lot 1. South West****Lot 2. West****Lot 3. South****Lot 4. East****Lot 5. London****Lot 6. Midlands**

Name	Type	Weighting
Price	Price	40.00%
Quality - Presented Responses	Quality	35.00%
Quality - Written Responses	Quality	25.00%

Lot 7. North West**Lot 8. North East**

Name	Type	Weighting
Price	Price	40.00%
Quality - Presented Responses	Quality	35.00%
Quality - Written Responses	Quality	25.00%

Other information**Payment terms**

Please refer to the full Contract and Schedule of Amendments.

Description of risks to contract performance

The following risks have been identified that would impact the performance of the Contract, where the impact cannot be known at this stage but may relate to a Contract modification if the risk was to materialise:

1. Risk of legislative changes, regulatory changes or changes in law during the term of a Contract
2. Risk of unforeseen changes to delivery/operational standards
3. Risk of changes in technology, IT solutions or systems
4. Risk of unforeseen increase in Contracting Authority budgets/increased volume of works/services
5. Risk of unforeseen circumstances that cause the value of the Contract to increase (previous examples include BREXIT, war, pandemic and the cost of living crisis)
6. Risk of unforeseen political impact
7. Risk of unforeseen increase in property volume.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

A competitive flexible procedure, comprising of an initial Conditions of Participation stage, followed by an Invitation to Tender stage. Full details are provided within the provided procurement document suite.

Documents

Technical specifications to be met

<http://www.mytenders.co.uk>

Full requirements within procurement document suite.

Contracting authority

Salvation Army Housing Association

- Public Procurement Organisation Number: PDVR-1783-RWJX

1 Champion Park

London

SE5 8FJ

United Kingdom

Email: procurement@efftee.co.uk

Website: <https://www.salvationarmyhomes.org.uk/>

Region: UKI44 - Lewisham and Southwark

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Other organisation

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

Faithorn Farrell Timms

Summary of their role in this procurement: Procurement Consultant

- Public Procurement Organisation Number: PRTJ-3918-WNWT

Central Court, Knoll Rise

Orpington

BR6 0JA

United Kingdom

Email: procurement@efftee.co.uk

Region: UKI61 - Bromley

Contact organisation

Contact Salvation Army Housing Association for any enquiries.