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Tender

Westmead Raod

London Borough of Sutton

F02: Contract notice

Notice identifier: 2025/S 000-068726

Procurement identifier (OCID): ocds-h6vhtk-05d4a3

Published 27 October 2025, 4:52pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Sutton

71-75 Westmead Road, Sutton

London

SM1 4JF

Email

anette.griffith@Haringey.gov.uk

Country

United Kingdom

Region code

UKI - London

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<http://www.haringey.gov.uk>

Buyer's address

<https://londonconstructionprogramme.co.uk/services/dynamic-purchasing-systems/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://londonconstructionprogramme.co.uk/services/dynamic-purchasing-systems/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://londonconstructionprogramme.co.uk/services/dynamic-purchasing-systems/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Westmead Raod

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Westmead Road Affordable Housing Scheme, proposed by Sutton Council, aims to deliver 34 new, high-quality, and energy-efficient affordable homes at 71-75 Westmead Road in the Carshalton Central Ward. The site currently has existing planning permission for 35 homes. This permission will be modified via a Section 73 application, to be presented at the Planning Committee on 3rd December, 2025. This adjustment will ensure compliance with current building and safety standards and achieve a better mix of 34 homes. This project aligns with Sutton Council's corporate plan, "Ambitious for Sutton," by prioritizing quality and affordable housing, social inclusion, and sustainable development, with a strong focus on action on climate change. The scheme will aim to achieve Passivhaus standards, significantly reducing heating costs for residents and contributing to the borough's net-zero and biod

II.1.5) Estimated total value

Value excluding VAT: £12,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45400000 - Building completion work

- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45421140 - Installation of metal joinery except doors and windows
- 45421141 - Installation of partitioning
- 45421142 - Installation of shutters
- 45421143 - Installation work of blinds
- 45421144 - Installation work of awnings
- 45421145 - Installation work of roller blinds
- 45421146 - Installation of suspended ceilings
- 45421147 - Installation of grilles
- 45421148 - Installation of gates
- 45421150 - Non-metal joinery installation work
- 45421151 - Installation of fitted kitchens
- 45421152 - Installation of partition walls
- 45421153 - Installation of built-in furniture
- 45421160 - Ironmongery work
- 45422000 - Carpentry installation work

- 45422100 - Woodwork
- 45430000 - Floor and wall covering work
- 45431000 - Tiling work
- 45431100 - Floor-tiling work
- 45431200 - Wall-tiling work
- 45432000 - Floor-laying and covering, wall-covering and wall-papering work
- 45432100 - Floor laying and covering work
- 45432110 - Floor-laying work
- 45432111 - Laying work of flexible floor coverings
- 45432112 - Laying of paving
- 45432113 - Parquet flooring
- 45432114 - Wood flooring work
- 45432120 - False floor installation work
- 45432121 - Computer floors
- 45432130 - Floor-covering work
- 45432200 - Wall-covering and wall-papering work
- 45432210 - Wall-covering work
- 45432220 - Wall-papering work
- 45440000 - Painting and glazing work
- 45441000 - Glazing work
- 45442000 - Application work of protective coatings
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442120 - Painting and protective-coating work of structures
- 45442121 - Painting work of structures
- 45442180 - Repainting work

- 45442190 - Paint-stripping work
- 45442200 - Application work of anti-corrosive coatings
- 45442210 - Galvanizing works
- 45442300 - Surface-protection work
- 45443000 - Facade work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 45451100 - Ornamentation fitting work
- 45451200 - Panelling work
- 45451300 - Interior gardens
- 45452000 - Exterior cleaning work for buildings
- 45452100 - Blast cleaning work for building exteriors
- 45453000 - Overhaul and refurbishment work
- 45453100 - Refurbishment work
- 45454000 - Restructuring work
- 45454100 - Restoration work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

The Westmead Road Affordable Housing Scheme, proposed by Sutton Council, aims to deliver 34 new, high-quality, and energy-efficient affordable homes at 71-75 Westmead Road in the Carshalton Central Ward. The site currently has existing planning permission for 35 homes. This permission will be modified via a Section 73 application, to be presented at the Planning Committee on 3rd December, 2025. This adjustment will ensure compliance with current building and safety standards and achieve a better mix of 34 homes. This project aligns with Sutton Council's corporate plan, "Ambitious for Sutton," by prioritizing quality and affordable housing, social inclusion, and sustainable development, with a strong focus on action on climate change. The scheme will aim to

achieve Passivhaus standards, significantly reducing heating costs for residents and contributing to the borough's net-zero and biod

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £12,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

27 February 2026

End date

28 February 2026

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

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: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

16 January 2026

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

London Borough of Haringey

London

Country

United Kingdom