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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](mailto: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

[www.haringey.gov.uk](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

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## **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

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## **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

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## **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