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Planning

The Royal Borough of Kensington & Chelsea Responsive Repairs, Voids and Adaptations Works

Royal Borough of Kensington & Chelsea

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

Notice identifier: 2025/S 000-070052

Procurement identifier (OCID): ocds-h6vhtk-05d7e5

Published 31 October 2025, 12:05pm

Scope

Reference

Ref. 383

Description

Royal Borough of Kensington and Chelsea is procuring a borough-wide Responsive Repairs service for council homes and communal areas, delivering ~35,000 repairs per year across damp & mould, roofing, drainage, windows/glazing, plumbing, mechanical & electrical, plastering, carpentry, doors, decorations, and specialist works/services. It is estimated that the value of the planned framework agreement is £136m over the full term (four year initial term with an additional extension of four years). Further information can be found in the document attached to this notice.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Repair-and-maintenance-services./QMG77NPY37>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/QMG77NPY37>

Commercial tool

Establishes a framework

Total value (estimated)

- £136,000,000 excluding VAT
- £163,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 29 January 2027 to 31 December 2031
- Possible extension to 31 December 2035
- 8 years, 11 months, 3 days

Main procurement category

Services

CPV classifications

- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Engagement

Engagement deadline

28 November 2025

Engagement process description

This preliminary market engagement notice is to initiate the procurement activity, seeking commentary from the market on options and solutions for providing the services in the future.

This early market engagement notice is seeking:

- Views and opinions on the proposed delivery model
- Attractiveness and interest in bidding for the proposed contracts
- Capacity, competency and capability of the market
- Commentary on the appropriate forms of contract and commercials
- Views on procurement procedure and
- Risk and opportunities

Suppliers interested in participating in this preliminary market engagement are invited to express interest by using the messaging function on the portal to request a copy of the Market Sounding Questionnaire with a view to completing and returning it to RBKC no

later than noon on 28th November 2025.

Following responses received, RBKC may plan market engagement events or 1-2-1 sessions with interested parties.

This notice is for information only. Participation in this engagement does not constitute any commitment to future procurement. RBKC reserves the right to amend the scope or not proceed with procurement.

RBKC plans to finalise the procurement strategy in early 2026 with a view to commence procurement by mid-2026. The plan is to award the Framework by the end of 2026, with successful suppliers mobilising across the new Framework in early 2027.

Contracting authority

Royal Borough of Kensington & Chelsea

- Public Procurement Organisation Number: PPRX-1592-MXGN

37 Pembroke Road, London

London

W8 6PW

United Kingdom

Email: hm-procurement@rbkc.gov.uk

Region: UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Organisation type: Public authority - sub-central government