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Award

Gas and Electric Heating Services, Installation, Repairs and Maintenance

LOCAL SPACE

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-072330

Procurement identifier (OCID): ocids-h6vhtk-05dd7f

Published 10 November 2025, 11:35am

Section I: Contracting authority/entity

I.1) Name and addresses

LOCAL SPACE

58 Romford Road

London

E154BZ

Contact

Kevin Harding

Email

kevin.harding@altairltd.co.uk

Country

United Kingdom

Region code

UKI41 - Hackney and Newham

Charity Commission (England and Wales)

29840R

Internet address(es)

Main address

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Gas and Electric Heating Services, Installation, Repairs and Maintenance

Reference number

20251110

II.1.2) Main CPV code

- 50720000 - Repair and maintenance services of central heating

II.1.3) Type of contract

Services

II.1.4) Short description

All aspects of servicing, repair, and gas safety inspections to domestic gas appliances and systems. This includes LPG, Electric, solid fuel, and oil-fired appliances and systems, smoke alarms, CO detectors, TMVs, and various forms of renewable technologies.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1,580,000

II.2) Description

II.2.2) Additional CPV code(s)

- 50531200 - Gas appliance maintenance services
- 50720000 - Repair and maintenance services of central heating
- 71321000 - Engineering design services for mechanical and electrical installations for buildings

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

II.2.4) Description of the procurement

All aspects of servicing, repair, and gas safety inspections to domestic gas appliances and systems. This includes LPG, Electric, solid fuel, and oil-fired appliances and systems, smoke alarms, CO detectors, TMVs, and various forms of renewable technologies.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

This notice is issued by Local Space to provide ex-ante transparency regarding the interim continuation of essential Heating Services for residents within East London Boroughs, Colchester, Essex, and Hastings. These services, covering Gas and Electric Heating, have been delivered by Sureserve Ltd

Local Space acknowledges the non-compliant continuation of these services since 1 April 2024. This continuation was necessitated by the Authority's statutory obligations to maintain essential service continuity and to safeguard tenant welfare, health, and safety, as any interruption to heating services would cause severe detriment to residents.

This notice specifically addresses and seeks to regularise the compliance gap for the services provided by Sureserve Ltd from 1 April 2024 up to the commencement of a new contractual arrangement, November 2025.

Looking forward, Local Space confirms its intention to enter into a new, permissible direct award with Sureserve Ltd, under the transitional provisions of the Procurement Act 2023, for a strictly time-limited period from 25th November 2025 to 24th November 2027. This direct award is considered essential because the service specification is currently undergoing significant strategic transformation. Running a full competitive procurement for the long-term solution before the revised scope is stabilised would disadvantage the market by providing unclear requirements and significantly increase the risk of service failure to users/residents.

The intended direct award will be made via the Direct Award of Heating, Electrical, and Maintenance Services via Procurepublic Framework the details of which will be published in due course as required by the Procurement Act 2023, under a UK5 Transparency Notice.

Local Space is committed to undertaking a full competitive procurement process for the future provision of these services, in line with the Procurement Act 2023 requirements, no later than financial year 2026/27.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

1 April 2024

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

SURESERVE COMPLIANCE SOUTH LIMITED

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

05158607

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £1,580,000

Total value of the contract/lot/concession: £1,580,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Procurement Review Unit

London

Country

United Kingdom