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Tender

Westmead Road 71-74

London Borough of Sutton

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

Notice identifier: 2025/S 000-079212

Procurement identifier (OCID): ocds-h6vhtk-05eda4

Published 3 December 2025, 10:20am

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Scope

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 biodiversity goals.

The site is centrally located within the London Borough of Sutton, approximately 800 metres from Sutton town centre. It is currently vacant, following demolition works undertaken pursuant to the extant planning consent.

Total value (estimated)

- £13,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 March 2028
- 1 year, 11 months, 1 day

Main procurement category

Services

CPV classifications

- 45210000 - Building construction work
- 45220000 - Engineering works and construction works
- 51000000 - Installation services (except software)

Contract locations

- 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)

Participation

Particular suitability

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

Submission

Enquiry deadline

12 December 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

16 January 2026, 12:00pm

Submission address and any special instructions

London Construction Programme Portal

<https://lboh.outsystemsenterprise.com/DPSourcing/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 March 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

All responses will be checked to ensure that all questions have been addressed and that all supporting documents requested have been attached. In the event that an Applicant is unable to provide supporting documents or a response to any of the questions, or a detailed reason as to why a response cannot be given, the Council will exclude the Applicant from the tender evaluation process, although the Council reserves the right to request clarification where there is a clear error or omission in an Applicant's response.

The sending and receiving of documentation, questions and answers and communicating will be done electronically via the portal.

Contracting authority

London Borough of Sutton

- Public Procurement Organisation Number: PJMC-1445-VCVG

Civic Offices, St Nicholas Way

Sutton

SM1 1EA

United Kingdom

Email: commercial.procurement@sutton.gov.uk

Region: UKI63 - Merton, Kingston upon Thames and Sutton

Organisation type: Public authority - sub-central government

Other organisation

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

London Borough of Haringey

Summary of their role in this procurement: DPS provider

- Public Procurement Organisation Number: PBHY-1866-HTLD

7th Floor Alexandra House, 10 Station Road, Wood Green

London

N22 7TR

United Kingdom

Email: HPCS@haringey.gov.uk

Region: UKI43 - Haringey and Islington

Contact organisation

Contact London Borough of Haringey for any enquiries.