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Tender

Air Conditioning and Ventilation 2026

The Riverside Group Limited

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

Notice identifier: 2025/S 000-080320

Procurement identifier (OCID): ocds-h6vhtk-05f01e

Published 5 December 2025, 4:16pm

Scope

Description

Details of the Project

TRG have a requirement Air Conditioning and Ventilation. The contract will cover all services across 4 regional lots.

The lot structure will be as follows:

- Lot 1 - North and LCR
- Lot 2 - London
- Lot 3 - South & Central

All Tenderers will be able to bid for all regions but can only be appointed to a maximum of 1 region and will be required to indicate a preference.

The Contract will be for an initial term of 3 years extendable at the Client's sole option for 2 periods of 1 year, giving a total of 5 years (the Term).

The Client's Objectives for the Project

The Riverside Group (TRG) including former One Housing Group is seeking Airconditioning and Ventilation specialist(s) to deliver services envisaged under this contract include but are not limited to:

Air conditioning :

- Centralised HVAC
- Wall mount Split Aircon units
- portable air conditioning units,

Ventilation & Ductwork:

- Mechanical Ventilation and Heat Recovery (MVHR).
- Mechanical Extract Ventilation (MEV)
- Positive Input Ventilation (PIV)
- Intermittent extract.
- Positive pressure unit.
- Cooker Hood extract.
- Recirculating cooker hood
- Roof Mounted Extract outlets
- Loft mounted Toilet Extract outlets
- Interlocked Commercial Kitchen Extract systems
- Laundry Equipment Ventilation & associated ductwork systems
- Car Park Ventilation & associated ductwork systems.

Total value (estimated)

- £10,875,000 excluding VAT

- £13,050,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 April 2029
- Possible extension to 1 May 2031
- 5 years, 1 day

Description of possible extension:

2x12 Month Optional Extensions

Main procurement category

Services

CPV classifications

- 45232141 - Heating works
- 45251250 - District-heating plant construction work
- 45259300 - Heating-plant repair and maintenance work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331100 - Central-heating installation work
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations
- 71314310 - Heating engineering services for buildings

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Lot 1 - North and LCR

Description

North and LCR Region

Lot value (estimated)

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Contract locations

- UKD - North West (England)
- UKC - North East (England)
- UKD7 - Merseyside

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are

the same for all lots.

Lot 2. Lot 2 - London

Description

London and Greater London

Lot value (estimated)

- £6,250,000 excluding VAT
- £7,500,000 including VAT

Contract locations

- UKI - London
- UKI3 - Inner London - West
- UKI31 - Camden and City of London
- UKI4 - Inner London - East
- UKI5 - Outer London - East and North East
- UKI6 - Outer London - South
- UKI7 - Outer London - West and North West

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Lot 3 South and Central

Description

South and Central Regions

Lot value (estimated)

- £1,625,000 excluding VAT
- £1,950,000 including VAT

Contract locations

- UKJ - South East (England)
- UKK - South West (England)
- UKG - West Midlands (England)
- UKF - East Midlands (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Lot 1 - North and LCR

Lot 2. Lot 2 - London

Lot 3. Lot 3 South and Central

Please refer to Document A - ITT (Open) Air Con and Ventilation

Technical ability conditions of participation

Lot 1. Lot 1 - North and LCR

Lot 2. Lot 2 - London

Lot 3. Lot 3 South and Central

Please refer to Document A - ITT (Open) Air Con and Ventilation

Particular suitability

Lot 1. Lot 1 - North and LCR

Lot 2. Lot 2 - London

Lot 3. Lot 3 South and Central

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

16 January 2026, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/theriversidegroup.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 April 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Cost	Cost	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://in-tendhost.co.uk/theriversidegroup.aspx/Home>

Contracting authority

The Riverside Group Limited

- Mutuals Public Register: 30938R

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Speke, Liverpool

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United Kingdom

Email: procurement@riverside.org.uk

Region: UKD72 - Liverpool

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)