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Tender

Planned works Contractors

mhs homes group

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

Notice identifier: 2025/S 000-080867

Procurement identifier (OCID): ocds-h6vhtk-05f154

Published 9 December 2025, 8:32am

Scope

Reference

TMHS252

Description

Mhs homes wish to procure a Contract for the provision of planned works, to include flat and pitched roofs, communal doors (including new door entry systems where required), windows and doors, full external repair programme, internal communal decorations and repairs, scaffolding and energy measure works to include CWI, EWI, loft insulation and ventilation. Kitchens and Bathrooms will be an optional requirement to support our DLO.

Total value (estimated)

- £45,000,000 excluding VAT
- £54,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 August 2026 to 2 August 2031
- Possible extension to 3 August 2034
- 8 years, 1 day

Description of possible extension:

2 years + 1 year

Main procurement category

Works

CPV classifications

- 45211310 - Bathrooms construction work
- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45421130 - Installation of doors and windows
- 45421100 - Installation of doors and windows and related components
- 45421132 - Installation of windows
- 45260000 - Roof works and other special trade construction works
- 45261210 - Roof-covering work

- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45312000 - Alarm system and antenna installation work
- 45451000 - Decoration work
- 44221220 - Fire doors
- 44221200 - Doors
- 44221000 - Windows, doors and related items
- 44212310 - Scaffolding
- 45421151 - Installation of fitted kitchens
- 45320000 - Insulation work
- 45321000 - Thermal insulation work

Contract locations

- UKJ - South East (England)

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Suppliers can only bid for one lot

Lot 1. Lot 1

Description

Lot 1 - Planned works

Lot value (estimated)

- £25,344,000 excluding VAT
- £30,412,800 including VAT

Same for all lots

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

Lot 2. Lot 2

Description

Lot 2 - Planned works

Lot value (estimated)

- £19,656,000 excluding VAT
- £23,587,200 including VAT

Same for all lots

CPV classifications, contract locations 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

Lot 2. Lot 2

Financial

A) Minimum turnover threshold of £12.5 million

B) Financial assessment spreadsheet passed

Technical ability conditions of participation

Lot 1. Lot 1

Lot 2. Lot 2

See PSQ for full list

Particular suitability

Lot 1. Lot 1

Lot 2. Lot 2

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

19 January 2026, 12:00pm

Submission address and any special instructions

Mhs homes have adopted the In-Tend e-tendering system for all its tender activities. This PSQ and all tendering processes will be conducted entirely through the In-tend eTendering portal: <https://www.in-tendhost.co.uk/mhs.aspx/Home>

Tenderers will need to register on the Portal to submit their PSQ and subsequent tender response. However, if you are already registered, tenderers do not need to register again and may simply use their existing username and password to login to the Portal. Once logged in, go to "Tenders" > "Current" to view the tender in full

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Lot 1

Lot 2. Lot 2

1 to 6 suppliers per lot

Award decision date (estimated)

10 July 2026

Award criteria

Name	Description	Type
Simple description	Stage 1 - Pass/Fail and scored Price questions as detailed in the PSQ Stage 2 - CPQS - Cost per Quality score	

Weighting description

Stage 1 - Pass/Fail and scored questions as detailed in the PSQ

Stage 2 - CPQS - Cost per Quality score

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible Procedure will be conducted in 2 stages with an optional 3rd stage. The 3 stages are described in more detail below, although full details are available within the procurement documentation.

There are 2 contracts available, one for lot 1 and one for lot 2.

Stage 1: The PSQ stage

All Suppliers that wish to be considered for the Contract are required to complete and return the PSQ in Word format, and all supporting documentation by the deadline stated. This stage evaluates applicants suitability to undertake the contract through a series of pass/fail and scored questions and conditions of participation. mhs homes will use this stage to confirm that neither the Supplier, nor any related persons within its corporate group, associated persons relied on to meet the conditions of participation, or proposed sub-contractors are listed on the Cabinet Office debarment list. In addition, mhs homes will consider whether any Supplier or related persons within its corporate group, associated persons relied on to meet the conditions of participation, or proposed

subcontractors are excluded or excludable Suppliers. mhs homes will undertake a review of the completed PSQ with reference to any information held on the Central Digital Platform. Responses to any conditions of

participation will be assessed in accordance with the selection process and any selection criteria as set out in the PSQ.

The Authority intends to take 6 (Six) Bidders through to the ITT Stage per lot, where there is a tied score at sixth place, all tied Bidders in that lot shall be progressed. In the event that there are fewer than 6 (six) suitably qualified Bidders (i.e. less than 6 (six)) Bidders pass the PSQ the Authority shall select only those Bidders to progress to the ITT provided that there is a sufficient number to ensure genuine competition.

The draft ITT documents have been made available to Suppliers for information only at stage 1, and suppliers should note these are subject to revisions at mhs discretion.

Suppliers are not required to submit a response to the ITT at this stage.

Stage 2: The Invitation to Tender (ITT) stage

Stage 2 will commence with the issuing of a letter inviting Suppliers that have been successfully shortlisted at Stage 1 to submit their tenders, in response to the Invitation to Tender (ITT) document. The ITT stage will be assessed using the CPQS methodology, with price and quality (including social value) being used to obtain a CPQS. mhs homes will evaluate all tenders in accordance with the criteria and methodology set out in the ITT, to determine which Supplier has submitted the most advantageous tender and is to be awarded the Contract. A period of post tender clarifications may be undertaken to clarify any aspect of a supplier's tender submission. Once the evaluation has concluded, preferred bidders (the highest scoring, also known as the most advantageous tender) will be identified.

Optional Stage 3: Preferred Supplier Stage

This is an optional stage and its inclusion is entirely at MHS Homes discretion. Should we not utilize stage 3, we will progress straight to issuing assessment summaries and contract award notices. The optional Preferred Supplier Stage may be used to clarify or confirm any commitments made in the preferred bidders tender or to refine and improve a tender to drive additional value. It will be conducted after final tenders have been received and assessed, and prior to the award of the contract. It will be conducted in a transparent and auditable manner, ensuring that any details of discussions/negotiations, key points or outcomes are recorded and kept. Following this stage, we'll review any agreed changes to ensure that it is still appropriate to award the contract to the preferred supplier and any agreed changes will be reflected in the contract that is entered into.

Justification for not publishing a preliminary market engagement notice

In September 2024, mhs undertook preliminary market engagement for this project. The purpose of this engagement was to inform the development of the procurement strategy, refine the specification, and assess market capacity and interest.

No Preliminary Market Engagement Notice was published because the engagement was undertaken prior to the Procurement Act 2023 being implemented and therefore Pre-market engagement was carried out under PCR2015 regulations. A PIN was issued and can be found here: External Envelope Planned Works - Find a Tender.

No new Pre-market engagement was carried out.

The engagement included a presentation delivered by MHS homes (appended for your reference), a Q and A session and a poll. Suppliers should note that the scope and route to market of this procurement has changed since the presentation was produced and therefore it is provided for transparency and reference only.

Contracting authority

mhs homes group

- Public Procurement Organisation Number: PDGV-2149-XNWW

Broadside

Chatham

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United Kingdom

Email: procurement@mhs.org.uk

Region: UKJ41 - Medway

Organisation type: Public authority - sub-central government