Scope

Procurement reference

SH2024035

Procurement description

Southern Housing are seeking to procure up to 10 contractors to deliver Capital Investment Works across 10 operational Lots, 4 Lots for External elements (Windows, Roofs and non-fire Doors plus associated works) and 6 Lots for Internal elements (Kitchens and Bathrooms plus associated works) split on a geographical basis.

The contracts also include provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Bidders will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

Southern Housing published a PIN and an Information Memorandum related to this procurement (Ref 2024-232366) on 22 July 2024 and have undertaken Pre Market engagement which has included:

a) submission of questionnaire responses

b) use of the questionnaire responses to understand the market and inform the procurement strategy

c) completion of a market engagement event on 3 December 2024 and seeking feedback on the proposed procurement strategy

d) forming an understanding of market capability

e) sharing and seeking feedback on proposed lotting

f) providing updates as to finalised lotting and the indicative procurement programme.

Our Lots are:

4 Lots – External Elements – 1 Contractor per lot

Lot 1 – LN - Ext - London North External

Lot 2 – LS - Ext - London South External

Lot 3 – SSX - Ext - Sussex External

Lot 4 – KNT - Ext - Kent External

6 Lots – Internal Elements – 1 Contractor per lot

Lot 5 – LN - Int - London North Internal

Lot 6 – LSW - Int - London South West Internal

Lot 7 – LSE - Int - London South East Internal

Lot 8 – WSX - Int - West Sussex Internal

Lot 9 – ESX - Int - East Sussex Internal

Lot 10 - KNT - Int - Kent Internal

Please note that all estimated Lot values stated exclude inflation.

Bidders are able to tender for multiple Lots, Bidders will however, only be able to secure a maximum of 2 Lots across any combination of the External or Internal categories. Each Lot will be scored and evaluated individually and contracts will be awarded on the basis of the Most Advantageous Tender (MAT).

The Contracts will be for an initial term of 10 years with an option to extend for up to a further 10 years, giving a total of 20 years.

The Client is targeting the following strategic objectives and added value benefits:

a) Contract rationalisation, flexibility, simplicity and versatility

b) Creation of an integrated supply chain and standardised components providing:

i) commercial incentives and benefits

ii) financial savings

iii) Consistent quality and customer experience

d) Standardised approach to delivery and simple payment processes

e) System integration of end to end activity

f) Maximisation of guarantees/warranties and component lifecycles

g) Delivery of social value outcomes

h) Ideas and innovation

The Client reserves the right, at its sole discretion, to update, modify or replace its strategic objectives or policies after the date of this Invitation to Tender by notification to the Bidders in writing.

In accordance with section 52 of the Procurement Act 2023, wherever the Client enters into a public contract with an estimated value of more than £5 million, the Client must set and publish at least three key performance indicators in respect of the Contract.

In light of the estimated value of the Contract, the Client has set the following indicative key performance indicators for the purposes of this procurement:

KPI 1 – Performance Against Programme

KPI 2 – Resident Satisfaction

KPI 3 – Achieving Budget

KPI 4 – Defects at Handover

The contract extension options will be linked to performance and a programme of market testing as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

The Client will enter into Contract with the with the successful Contractor(s) which shall be based on the NHF Form of Contract 2023

(including a Schedule of Amendments).

Main category

Works

Delivery regions

- UKI - London
- UKH3 - Essex
- UKJ26 - East Surrey
- UKJ25 - West Surrey
- UKJ37 - North Hampshire
- UKJ11 - Berkshire
- UKJ35 - South Hampshire
- UKJ34 - Isle of Wight
- UKJ22 - East Sussex CC
- UKJ28 - West Sussex (North East)
- UKJ27 - West Sussex (South West)
- UKJ21 - Brighton and Hove
- UKJ4 - Kent

Total value (estimated, excluding VAT)

1448000000 GBP to 1448000000GBP

Contract dates (estimated)

01 May 2026, 00:00AM to 30 April 2036, 23:59PM

Extension end date (if all the extensions are used): 30 April 2046

Contracting authority

Southern Housing

Identification register:

- GB-PPON

Address 1: Fleet House, 59-61 Clerkenwell Road

Town/City: London

Postcode: EC1M 5LA

Country: United Kingdom

Website: http://www.southernhousing.org.uk

Companies House: PXJP-9994-BJBR

Contact name: Kim Newman

Email: procurement@pmlgroup.com

Organisation type: Public authority - sub-central government

Procedure

Procedure type

Competitive flexible procedure

Is the total value above threshold?

Above threshold

Trade agreements

Government Procurement Agreement (GPA)

Lots

Divided into 10 lots

LN-Ext - London North - External

Lot number: 1

Description

London North - External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 45260000 - Roof works and other special trade construction works
- 45343000 - Fire-prevention installation works
- 45420000 - Joinery and carpentry installation work
- 90650000 - Asbestos removal services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71630000 - Technical inspection and testing services

Delivery regions

- UKI - London
- UKH3 - Essex

Lot value (estimated)

90000000 GBP Excluding VAT

108000000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment

methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out within the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out within the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

LS-Ext - London South - External

Lot number: 2

Description

London South - External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 44100000 - Construction materials and associated items
- 45343000 - Fire-prevention installation works
- 44221000 - Windows, doors and related items
- 45440000 - Painting and glazing work
- 45430000 - Floor and wall covering work
- 45410000 - Plastering work
- 45450000 - Other building completion work
- 45420000 - Joinery and carpentry installation work
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services

Delivery regions

- UKI - London
- UKJ26 - East Surrey
- UKJ25 - West Surrey
- UKJ37 - North Hampshire
- UKJ11 - Berkshire

Lot value (estimated)

150000000 GBP Excluding VAT

180000000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

SSX-Ext - Sussex External

Lot number: 3

Description

Sussex External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment

- 71530000 - Construction consultancy services
- 44100000 - Construction materials and associated items
- 45343000 - Fire-prevention installation works
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 44221100 - Windows
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services

Delivery regions

- UKJ35 - South Hampshire
- UKJ34 - Isle of Wight
- UKJ22 - East Sussex CC
- UKJ28 - West Sussex (North East)
- UKJ27 - West Sussex (South West)
- UKJ21 - Brighton and Hove

Lot value (estimated)

160000000 GBP Excluding VAT

192000000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

KNT-Ext - Kent External

Lot number: 4

Description

Kent External - Windows, Roofs and non-fire Doors plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

• Fire safety works (only within the primary area of component renewal)

• Retrofit works (non-SHDF/WH: SHF etc.)

And Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

• Legal responsibility of Principal Designer and Principal Contractor roles under both CDM

• Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

• Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Participants are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 44100000 - Construction materials and associated items
- 45343000 - Fire-prevention installation works
- 44221000 - Windows, doors and related items
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 90650000 - Asbestos removal services
- 71630000 - Technical inspection and testing services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)

Delivery regions

- UKJ4 - Kent

Lot value (estimated)

110000000 GBP Excluding VAT

132000000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

LN-Int - London North and Essex Internal

Lot number: 5

Description

London North and Essex Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Delivery regions

- UKI - London
- UKH3 - Essex

Lot value (estimated)

190000000 GBP Excluding VAT

228000000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract

period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

LSW-Int - London South West - Internal

Lot number: 6

Description

London South West - Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work

- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
-

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

45410000 - Plastering work

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Delivery regions

- UKI - London
- UKJ26 - East Surrey
- UKJ25 - West Surrey
- UKJ37 - North Hampshire
- UKJ11 - Berkshire

Lot value (estimated)

126000000 GBP Excluding VAT

151200000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

LSE-Int - London South East Internal

Lot number: 7

Description

London South East Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 39221000 - Kitchen equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations

- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71530000 - Construction consultancy services
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Delivery regions

- UKI - London

Lot value (estimated)

146000000 GBP Excluding VAT

175200000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

WSX-Int - West Sussex Internal

Lot number: 8

Description

West Sussex Internal - Kitchens and Bathrooms replacement plus associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 39141000 - Kitchen furniture and equipment

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Delivery regions

- UKJ35 - South Hampshire
- UKJ34 - Isle of Wight
- UKJ28 - West Sussex (North East)
- UKJ27 - West Sussex (South West)

Lot value (estimated)

172000000 GBP Excluding VAT

206400000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment

methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

ESX-Int - East Sussex Internal

Lot number: 9

Description

East Sussex Internal - Kitchen and bathroom replacement and associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 39141000 - Kitchen furniture and equipment
- 39220000 - Kitchen equipment, household and domestic items and catering supplies

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45430000 - Floor and wall covering work
- 45420000 - Joinery and carpentry installation work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Delivery regions

- UKJ21 - Brighton and Hove
- UKJ22 - East Sussex CC

Lot value (estimated)

146000000 GBP Excluding VAT

175200000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw

from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

KNT-Int - Kent and Medway Internal

Lot number: 10

Description

Kent and Medway Internal - Kitchen and Bathroom Replacement and associated works.

The contract also includes provision for the following works to be included where required to the properties receiving Capital Investment Works to maximise efficiency of delivery and minimise disruption to residents:

a) Fire safety works (only within the primary area of component renewal)

b) Retrofit works (non-SHDF/WH: SHF etc.)

and Participants will be required to have the capability to fulfil the following roles in support of the contract delivery:

a) Legal responsibility of Principal Designer and Principal Contractor roles under CDM

b) Legal responsibility of Principal Designer and Principal Contractor roles under Building Safety Act requirements

c) Quality assurance of work delivered by the contractors with provision of supporting evidence.

As a contingency only, Bidders are also requested to price for the provision of asbestos surveying and removal works. This is to be provided in strict accordance with Southern Housing procedures and only when specifically instructed by Southern Housing.

CPV classifications

- 39141000 - Kitchen furniture and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 71530000 - Construction consultancy services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 51110000 - Installation services of electrical equipment
- 51120000 - Installation services of mechanical equipment
- 71630000 - Technical inspection and testing services
- 90650000 - Asbestos removal services
- 45343000 - Fire-prevention installation works

Delivery regions

- UKJ4 - Kent

Lot value (estimated)

158000000 GBP Excluding VAT

189600000 GBP Including VAT

Sustainability

Small and medium-sized enterprises (SME)

Contract start date (estimated)

01 May 2026, 00:00AM

Contract end date (estimated)

30 April 2036, 23:59PM

Extension end date (estimated)

30 April 2046, 23:59PM

Can the contract be extended?

Yes

Description of extensions

The contract extension options will be linked to performance and a programme of market testing at defined intervals during the contract period as set out in the Invitation to Tender. This serves as a longer-term incentive and establishes testing of ongoing value for money.

Does the lot include options?

Yes

Description of options

Adhoc related works within the scope of the contract, arising from day to day repairs and commercial properties may be instructed.

Further related works within the scope of the contract may be instructed upon the expiry of other existing contract arrangements.

Description of how multiple lots may be awarded

If a Bidder bids for more than two Lots and is ranked first on more than two Lots following tender evaluation the following approach will apply:

a. The two Lots with the highest MAT scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

b. If the Bidders MAT scores are the same for more than two Lots, then the Bidders Quality evaluation score will be reviewed for each Lot and the two Lots with the highest Quality evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

c. If the Bidders MAT scores and Quality evaluation scores are the same for more than two Lots then the Bidders Price evaluation score will be reviewed for each Lot and the two Lots with the highest Price evaluation scores will be awarded to the Bidder and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

d. If the Bidders MAT scores, Quality evaluation scores and Price evaluation scores are the same for more than two Lots then the Bidders will be awarded the two Lots with the highest contract value and the Bidder will be automatically deemed to have withdraw from all other Tender Submissions relating to any other Lots and those Lots will be re-evaluated in accordance with the assessment methodology provided in the associated tender documents.

e. When Lots are re-evaluated following a Bidder automatically stepping aside, the outcome will be:

i) A Bidder that has not previously been awarded a Lot will be awarded a Lot, or:

ii) A Bidder that has only won one Lot will be awarded a second Lot.

Participation

Conditions

Economic

Conditions of participation

Legal and financial conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Conditions

Economic

Conditions of participation

Technical conditions of participation are as set out in the Volume 3 Procurement Specific Questionnaire

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

Award criteria

Type: quality

Name

Quality

Description

As set out in the Invitation to Tender

Weighting: 60.00

Weighting type: percentageExact

Type: price

Name

Price

Description

As set out in the Invitation to Tender

Weighting: 40.00

Weighting type: percentageExact

Contract terms and risks

Payment terms

As set out within the Invitation to Tender documentation

Description of risks to contract performance

a) Material availability

b) Material pricing volatility

c) Change of law/legislation

d) Change of regulation

e) Contractor failure

Submission

Tender submission deadline

28 April 2025, 17:00PM

Enquiry deadline

21 April 2025, 17:00PM

Date of award of contract

15 December 2025, 23:59PM

Submission address and any special instructions

Tender documents can be accessed at https://Www.MyTenders.co.uk/.Please follow the instructions set out in the Invitation to Tender

May tenders be submitted electronically?

Yes

Languages that may be used for submission

- English