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Tender

Network Rail Commercial Property Maintenance Framework PSQ

NETWORK RAIL INFRASTRUCTURE LIMITED

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

Notice identifier: 2026/S 000-000773

Procurement identifier (OCID): ocds-h6vhtk-06004d

Published 6 January 2026, 3:44pm

Scope

Description

Works typically include, but are not limited to:

- I. All trades generally associated with a building or structures fabric, finish or its associated external structures and surroundings.
- II. Minor civil engineering works.
- III. Minor call out works (changing of locks, Sandbag delivery)
- IV. Enabling works for inspections and assessments
- V. Demolition
- VI. Drainage works
- VII. Asbestos management and removal.
- VIII. Electrical and plant equipment.

- IX. Gas / oil fired heating systems.
- X. Air conditioning and ventilation equipment.
- XI. Electrical power and lighting installations.
- XII. Water distribution systems.
- XIII. Provision of an emergency response team
- XIV. Design work
- XV. Booking of possessions and road closures

Commercial tool

Establishes a framework

Total value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 31 March 2030
- Possible extension to 31 March 2034
- 7 years, 11 months

Description of possible extension:

Extension for 2 + 1 +1

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45453000 - Overhaul and refurbishment work
- 45210000 - Building construction work
- 45262660 - Asbestos-removal work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45232452 - Drainage works
- 45262500 - Masonry and bricklaying work
- 45233200 - Various surface works
- 45110000 - Building demolition and wrecking work and earthmoving work
- 50800000 - Miscellaneous repair and maintenance services
- 45450000 - Other building completion work
- 45453100 - Refurbishment work
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50730000 - Repair and maintenance services of cooler groups

Lot constraints

Description of how multiple lots may be awarded:

Not applicable

Not the same for all lots

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

Lot 1 - Commercial Property with PCL required. Commercial Property Maintenance with a PCL requirement

Description

This lot will cover all Commercial Property within Network Rail Wales and Western Commercial Property Portfolio - This lot is restricted to bidders being awarded if they are not registered under the correct RISQS code and do not hold a Principal Contractors License (PCL) this is detailed within the ITP

Lot value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKL - Wales
- UKI - London
- UKK11 - Bristol, City of
- UKK3 - Cornwall and Isles of Scilly
- UKK - South West (England)
- 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 2 - South Wales and Western. South Wales and Western - Property Maintenance Framework

Description

This lot is as per lot 1 without the requirement to be registered under RISQS and hold a Principal Contractors License

Lot value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKL - Wales
- UKI - London
- UKK3 - Cornwall and Isles of Scilly
- UKK11 - Bristol, City of

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. North Wales - Property Maintenance Framework

Description

This lot is as per lot 1 without the requirement to be registered under RISQS and hold a Principal Contractors License - covering North Wales

Lot value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

7

Maximum percentage fee charged to suppliers

0%

Framework operation description

Direct Award up to 250k - Mini-comp over 250k

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1 - Commercial Property with PCL required. Commercial Property Maintenance with a PCL requirement

Lot 2 - South Wales and Western. South Wales and Western - Property Maintenance Framework

Lot 3. North Wales - Property Maintenance Framework

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

Submission

Enquiry deadline

6 February 2026, 4:00pm

Submission type

Requests to participate

Deadline for requests to participate

13 February 2026, 4:00pm

Submission address and any special instructions

<https://networkrail.bravosolution.co.uk/web/login.html>

PQQ: pqq_3812 - W&W Commercial Property Maintenance

Following a review of the procurement documentation after closure of the Pre-Selection Questionnaire (PSQ), Network Rail has identified that the original CPV classification

included within the previous published notice may not have fully captured the full services within the scope of this opportunity. As a result, there is a risk that not all potentially suitable suppliers may have identified the opportunity at the time of publication.

To ensure compliance with the principles of transparency, equal treatment and fair competition in accordance with the Procurement Act 2023, Network Rail has published an updated notice to include additional CPV classifications and has decided to reopen the PSQ.

The PSQ will be reopened via Bravo from close of play on 7th January for a further period of 30 days.

Network Rail considers this approach proportionate and necessary to ensure that the opportunity is appropriately visible to the wider market and that all interested suppliers are afforded an equal opportunity to participate.

Previous Notice Reference - ocds-h6vhtk-05e192

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 March 2026

Award criteria

Name	Description	Type	Weighting
Technical	PQQ 100%	Quality	100%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

2 Stage Process - PQQ followed by ITT

Contracting authority

NETWORK RAIL INFRASTRUCTURE LIMITED

- Public Procurement Organisation Number: PNZN-9524-VCQJ

Waterloo General Office

London

SE1 8SW

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Contact name: Amy Slocombe

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Website: <https://www.networkrail.co.uk/>

Region: UKI45 - Lambeth

Organisation type: Public authority - central government