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Planning

Barbican Windows & Roof Repairs – Design Consultant

The Mayor and Commonalty and Citizens of the City of London

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-003359

Procurement identifier (OCID): ocds-h6vhtk-060657

Published 15 January 2026, 10:11am

Scope

Reference

Prj_868 / pqq_38

Description

The Barbican Estate was designed by architects Chamberlin, Powell and Bon and was constructed between 1965 and 1976 and consists of over 2000 flats in 21 Blocks. The predominant typologies of the Estate are Tower blocks, terraced blocks and Crescent. The construction of the blocks is predominantly concrete with hardwood windows. The estate was listed in 2001. All repairs must comply with the Barbican Listed Building Management Guidelines.

It is intended that the commission for a design consultant which will be split into two projects with the overall goal of ensuring that the properties are waterproof for twenty years following completion of the works. One project will be for window repairs across all top floor properties on the Estate undertaken in one phase, and the other will be roof renewals, drainage repairs / renewals / redesign and balcony waterproofing renewal works undertaken over 4 phases, anticipated to last 6 years. All roof coverings are at or

close to the end of serviceable life. The current estimated construction cost of the works is £40m.

It is anticipated the consultant role will include but not be limited to:

- Carry out site surveys of all roofs, balconies, rainwater drainage and top floor windows.
- Produce material for any consultations with leaseholders about the projects. Attend consultations as necessary.
- Produce technical specification for works.
- Apply for all necessary statutory consents including Building Safety Regulator Approvals.
- Prepare contractual documentation for tender purposes.
- Act as Contract Administrator, Principal Designer and Building Regulations Principal Designer.
- Prepare pre-construction information pack for issue with tender documents.
- Review tender pack with ourselves and make any amendments as necessary.
- Answer any technical queries from contractors during tender process.
- Undertake tender analysis including price, technical, contractual assessments.
- Attend post tender meetings with contractors.
- Provide technical input in finalising of contract with chosen contractor.
- Attend all necessary meetings including pre-start and progress meetings.
- Review and comment on contractor drawings.
- Overview project through to completion and handover, allowing for sufficient attendance to accurately record any variations from the specification which will be necessary during the window repairs project.
- Witness testing on completion.
- Review and sign off O&Ms.

The PME questionnaire can be found on our Jaggaer portal

via the <https://cityoflondon.ukp.app.jaggaer.com/>

pqq_38

Please complete the PMEQ and submit via the portal (pqq_38) by the deadline of 29/01/26 14:00.

Total value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 August 2026 to 31 December 2033
- Possible extension to 31 January 2034
- 7 years, 5 months, 29 days

Main procurement category

Services

CPV classifications

- 71220000 - Architectural design services

Contract locations

- UKI - London

Engagement

Engagement deadline

29 January 2026

Engagement process description

The PME is being conducted via the electronic tendering system 'City of London Corporation Sourcing & Contracts Portal' (url:www.cityoflondon.ukp.app.jaggaer.com).

To access the PME documentation, please register on the system for free and search 'Barbican Windows & Roof Repairs – Design Consultant'.

The PME documents can be accessed Prj_868 / pqq_38.

Organisations should submit their completed PME document via the system by the return deadline of TIME on DATE to participate.

PME document submissions cannot be uploaded after the return deadline.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)

- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

23 March 2026

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

- Public Procurement Organisation Number: PYQD-1693-MYXR

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Organisation type: Public authority - sub-central government