

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/014309-2026>

Tender

V&A - Hard FM

Victoria and Albert Museum

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

Notice identifier: 2026/S 000-014309

Procurement identifier (OCID): ocds-h6vhtk-065602

Published 17 February 2026, 1:25pm

Scope

Reference

VA/CON/F25/01

Description

The V&A is seeking to appoint a single supplier for Hard Facilities Management (Hard FM) service delivery across its multisite estate, including:

- V&A South Kensington
- Young V&A
- V&A East Storehouse
- V&A East Museum - opening in East London, April 2026.

The Contract for the delivery of Hard FM services will include but not be limited to the below services:

- General Services
- Mechanical Maintenance
- Electrical Maintenance
- Public Health Maintenance
- Fabric Maintenance
- Roof Maintenance
- Life Safety - at V&A East Museum and V&A East Storehouse.

Soft FM services are not within the scope of this contract and have been procured separately. We will therefore also not require Total FM services. This is a single contract to deliver Hard FM services only.

Applicants must be able to deliver all services set out in this notice and the PQQ pack to be considered to be invited to tender. For more information, please log on to Delta and download the PQQ pack which includes our draft Scope of Service.

Please note that the estimated value stated in this contract is inclusive of all options and extensions. This means it is based on the extended seven year term and includes some allowances for ad hoc services.

The following organisation is carrying out part of the procurement on our behalf: Mortice Consulting Limited, company number 10639824, whose registered address is 26-28 Molesey Road, Hersham, Walton On Thames, Surrey, United Kingdom, KT12 4RQ. Their role in this procurement is assisting us with drafting procurement documentation and evaluating submissions from suppliers.

Total value (estimated)

- £29,618,604 excluding VAT
- £35,542,324.80 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 31 March 2032
- Possible extension to 31 March 2034
- 7 years

Description of possible extension:

The Initial Contract Term will be 5 years starting on the Service Commencement Date plus a potential First and Second Extension Period of twelve (12) months each to a maximum term of 7 years.

Options

The right to additional purchases while the contract is valid.

The inclusion of any additional services that may reasonably be required and are relevant to the service delivery, to be instructed by means of a contract variation. This includes additional services as described within the scope documents.

Known Risks (under Procurement Act, Schedule 8, Sections 5-7) are not included in the contract value estimation. Known Risks will include changes outside of ours and the supplier's control such as to living wage, inflation, and statutory changes that affect the sums paid.

The estimated total contract value includes all options and extensions and we have also added a 4% inflation estimate for the purpose of this notice.

Main procurement category

Services

CPV classifications

- 45261900 - Roof repair and maintenance work
- 50700000 - Repair and maintenance services of building installations
- 71334000 - Mechanical and electrical engineering services
- 79993000 - Building and facilities management services

Contract locations

- UKI - London

Justification for not using lots

We have already split our FM requirement into two contracts, Soft FM (previously procured separately) and Hard FM (this contract). Our market engagement exercise revealed broad support for the proposed scope. This contract packaging ensures we can achieve maximum value and operational and technical efficiency whilst still being at a size that is accessible to SMEs.

Participation

Legal and financial capacity conditions of participation

A minimum of £4m turnover is recommended for this contract

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

10 March 2026, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

20 March 2026, 12:00pm

Submission address and any special instructions

Applications must be submitting electronically via <http://www.delta-sourcing.com/respond/5A7788Y9G7>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

4 to 6 suppliers

Selection criteria:

As set out in the PQQ pack

Award decision date (estimated)

27 May 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	30%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Submission of PQQs to be evaluated against Conditions of Participation and establish a shortlist of suppliers to invite to tender.

Stage 2 - Submission of Tenders to be evaluated against Award Criteria and establish the Most Advantageous Tender to be awarded the contract. Includes a dialogue stage before tenders are submitted, and presentation and clarification interviews after tenders are submitted.

Award criteria may be revised before Stage 2 commences.

Justification for not publishing a preliminary market engagement notice

Preliminary market engagement was carried out for both Soft FM and Hard FM in April 2025. The notice can be viewed here: <https://www.find-tender.service.gov.uk/Notice/013512-2025>

Documents

Associated tender documents

<http://www.delta-esourcing.com/respond/5A7788Y9G7>

Contracting authority

Victoria and Albert Museum

- Public Procurement Organisation Number: PQLN-4536-WVGN

Cromwell Road

London

SW7 2RL

United Kingdom

Email: procurement@vam.ac.uk

Website: <https://www.vam.ac.uk/>

Region: UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Organisation type: Public authority - central government