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Planning

GPA's Future FM/ Workplace Services

Government Property Agency

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

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Scope

Description

The Government Property Agency (GPA) is preparing for the successor to the current Workplace Services Transformation Programme (WSTP) contracts, which are set to expire in 2028. This programme is known as Project Gabriel.

Current Context:

The current GPA contracts are delivered under the Workplace Services Transformation Programme (WSTP) and have a contract value of approximately £500 million . The WSTP replaced GPA's inherited and tactical service contracts with a set of regionally disaggregated contacts, managed and integrated by the GPA with the support of a strategic delivery partner.

Current Contracts:

- 1) A performance partner contract
- 2) Hard FM Contract North and Central
- 3) Hard FM Contract South and London

- 4) Soft FM North
- 5) Soft FM South
- 6) Soft FM Central
- 7) Soft FM London
- 8) Security Services (physical guarding) London
- 9) Security Services (physical guarding) Central
- 10) Security Services (physical guarding) South
- 11) Security Services (physical guarding) North

GPA's current contracts expire in late 2028.

Re-Procurement

GPA is planning to re-procure these contracts in time for a contract mobilisation start date of Q4 2028 however it does have an option to further extend. The timelines detailed in this notice may be subject to change based on GPA's decision to exercise those options.

Contract dates (estimated)

- 1 September 2028 to 30 September 2033
- 5 years, 1 month

Main procurement category

Services

CPV classifications

- 50000000 - Repair and maintenance services

- 79993000 - Building and facilities management services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales
- UKM - Scotland

Engagement

Engagement deadline

30 June 2028

Engagement process description

The Government Property Agency (GPA) is currently defining its future operational strategy. In alignment with the Government's Sourcing Playbook, we are conducting a

Delivery Model Assessment (DMA) to determine the most effective way to deliver our services moving forward.

What is a DMA?

The DMA is an evidence-based analytical process used to decide whether services should be delivered in-house, outsourced to the market, or managed via a hybrid solution. This assessment will evaluate options ranging from in-house delivery to outsourced models (e.g., Total Facilities Management, bundled services, or disaggregated regional delivery) and hybrid solutions.

Why Your Participation Matters

Your insights are vital to this process. By participating, you will directly influence our strategic analysis and the subsequent design of our procurement strategy. We are seeking market feedback via:

A Market Questionnaire: To gather broad industry perspectives.

One-to-One Sessions: Direct discussions with selected suppliers to explore feedback in detail.

How to Get Involved

To access the questionnaire and supporting background information, please contact us at: strategicprogrammews@gpa.gov.uk

Important Notice

This notice is for information only and does not constitute a commitment to tender. All information provided-including scope, estimated value, and CPV codes-is indicative and subject to change at the Authority's discretion. The GPA is not liable for any costs incurred during this pre-market engagement.

Contracting authority

Government Property Agency

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