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Planning

Building Contractor with design capabilities for Paddington – Bayswater: Shopfront Improvement Scheme

Westminster City Council

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

Notice identifier: 2025/S 000-018743

Procurement identifier (OCID): ocids-h6vhtk-050c34

Published 2 May 2025, 12:40pm

Scope

Reference

PRJ_30328

Description

The Paddington-Bayswater area has been chosen as the first location under the Westminster High Streets Framework, with a key focus on the Shopfront Improvement Scheme. This scheme aims to improve an estimated 27 shopfronts across 16 businesses, enhancing both economic vitality and visual appeal.

The project scope overview will include the following requirements:

- Design Review - Architectural and aesthetic enhancements

- Supply of Materials - High-quality materials for renovations
- Construction Works - Physical improvements/installation to business frontages

More detailed breakdown of the scope includes but not limited to the following works:

- Removal of clutter such as estate agent signs, cables and satellite dishes
- Repair and making good of existing shopfront elements, including shopfront frontage, fascia, and forecourt
- Replacement existing shopfronts with timber shopfronts
- New fascia signage, new projecting signs, lighting and dawnings
- Paint removal
- Repair and restoration of stonework and redecoration
- Historic research
- Business support, advice and training
- Asbestos survey and removal where present, especially behind fascia signs
- Delivery of high-quality shopfront improvements using materials and products that are robust, durable and easy to repair

The scheme will follow RIBA Stages 1-6, with structured gateway reviews ensuring quality and alignment with the project's vision. To facilitate these improvements, the council is seeking to procure a building contractor under the JCT Minor Works Building Contract With Contractors Design, playing a vital role in the revitalisation of Paddington-Bayswater and supporting the wider objectives of the Westminster High Streets Programme.

Total value (estimated)

- £480,000 excluding VAT
- £576,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 July 2025 to 1 July 2026
- Possible extension to 1 January 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45213112 - Shop units construction work
- 45213110 - Shop buildings construction work

Contract locations

- UKI3 - Inner London - West

Engagement

Engagement deadline

12 May 2025

Engagement process description

Westminster City Council (WCC) is conducting a preliminary market engagement exercise to identify potential contractors who are able to carry out the works, and associated requirements. WCC are in the process of preparation and issue of procurement tendering documentation for the provision of Shopfront Improvement Scheme construction works inclusive of design.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

2 June 2025

Contracting authority

Westminster City Council

- Public Procurement Organisation Number: PJVD-6261-BPPJ

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Website: <https://www.westminster.gov.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government