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Contract

Building Works Framework

Mayor's Office for Policing & Crime (Metropolitan Police Service)

F20: Modification notice

Notice identifier: 2025/S 000-020049

Procurement identifier (OCID): ocds-h6vhtk-02b460

Published 9 May 2025, 12:57pm

Section I: Contracting authority/entity

I.1) Name and addresses

Mayor's Office for Policing & Crime (Metropolitan Police Service)

London

Email

CommercialPropertyEstates-RED@met.police.uk

Country

United Kingdom

Region code

UKI - London

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.met.police.uk>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Building Works Framework

Reference number

2021/S 000-011502

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.1) Title

Multi Lot Building Works Framework

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement at the time of conclusion of the contract:

The Authority selected a panel of contractors to undertake building works across the Metropolitan Police estate.

Works include:

Internal refurbishment and fit out of buildings, offices, police stations, training facilities, etc.

Alteration and extension.

Decoration.

Public health engineering.

Mechanical and electrical installation.

Mechanical and electrical repair and replacements.

Internal fabric repairs, replacement and installation.

External fabric repairs, replacement and installation.

Demolition.

Asbestos removal.

New build works with the option to include design services.

Dangerous structures

Other relevant and necessary works and associated services.

Please refer to Contract Award Notice 2022/S 000-003130 for details of Lot structure and estimated values.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2022/S 000-003130](https://www.gov.uk/government/contracts/2022/s-000-003130)

Section V. Award of contract/concession

Contract No

2022/S 000-003130

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

1 February 2022

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor/concessionaire

Coniston Ltd

Dartford

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01688008

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Wates Property Services

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01141788

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Vinci Construction UK Ltd

Rainham

Country

United Kingdom

NUTS code

- UKI - London

Companies House

002295904

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Axis Europe PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01991637

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

S W Bruce & Co Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

03529448

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Willmott Dixon Interiors Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04118020

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Overbury PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

836946

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Baxall Construction Ltd

Paddock Wood

Country

United Kingdom

NUTS code

- UKI - London

Companies House

1079105

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Amber Construction Services Limited

Barking

Country

United Kingdom

NUTS code

- UKI - London

Companies House

4184802

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Dornan Engineering Services Limited

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

05799522

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Enerveo Ltd

Reading

Country

United Kingdom

NUTS code

- UKI - London

Companies House

02317133

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £200,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Mayor's Office for Policing & Crime

London

Email

CommercialPropertyEstates-RED@met.police.uk

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.3) Place of performance

NUTS code

- UKI - London

Main site or place of performance

London

VII.1.4) Description of the procurement:

The Authority selected a panel of contractors to undertake building works across the Metropolitan Police estate.

Framework value estimated at £200,000,000

Works include:

Internal refurbishment and fit out of buildings, offices, police stations, training facilities, etc.

Alteration and extension.

Decoration.

Public health engineering.

Mechanical and electrical installation.

Mechanical and electrical repair and replacements.

Internal fabric repairs, replacement and installation.

External fabric repairs, replacement and installation.

Demolition.

Asbestos removal.

New build works with the option to include design services.

Dangerous structures

Other relevant and necessary works and associated services.

Please refer to Contract Award Notice 2022/S 000-003130 for details of Lot structure and estimated value.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£200,000,000

VII.1.7) Name and address of the contractor/concessionaire

Coniston Ltd

Dartford

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01688008

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Wates Property Services Limited

Leatherhead

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01141788

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Vinci Construction Uk Ltd

Rainham

Country

United Kingdom

NUTS code

- UKI - London

Companies House

002295904

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Axis Europe PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01991637

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

S W Bruce & Co Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

03529448

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Willmott Dixon Interiors Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04118020

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Overbury PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

836946

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Baxall Construction Ltd

Paddock Wood

Country

United Kingdom

NUTS code

- UKI - London

Companies House

1079105

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Dornan Engineering Services Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

05799522

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Uplift to overall framework value by 50%

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

To offset significant spend that has occurred during the term of the Construction Framework which PSD could not have anticipated at the time the framework was specified and tendered during 2020/21. This includes:

a.

Net Zero 2030 Mayoral pledges, with retrofitting the estate for major M&E and also through securing additional Public Sector Decarbonisation Scheme grant funding

b.

Roll-out of electric vehicle charging infrastructure,

c.

Facilitating further works post Casey Review and in support of the Commissioner's New

Met for London strategy.

d.

The delivery of Programme 10 and the formation of CTOC, which resulted in a pipeline of major refurbishment works to ESB and Cobalt Square

e.

Impact of inflationary pressures in the construction market place for materials due to multiple external factors such as Brexit, Covid, Ukraine and Red Sea conflicts.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptions and average inflation)

Value excluding VAT: £200,000,000

Total contract value after the modifications

Value excluding VAT: £300,000,000