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Planning

Eastern Region Building Services Asset Management Framework

NETWORK RAIL INFRASTRUCTURE LIMITED

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

Notice identifier: 2025/S 000-028005

Procurement identifier (OCID): ocds-h6vhtk-0527a8 ([view related notices](#))

Published 28 May 2025, 11:20am

Scope

Description

Network Rail is issuing this preliminary market engagement notice to better understand the current capabilities of the supply market for building services across Eastern Region.

Currently, the Eastern Region uses various routes to market (including separate frameworks) to deliver Building Services, Fixed Depot Plant, and another for mechanical and electrical works at Kings Cross and St Pancras (Platforms A and B). Network Rail proposes consolidating these frameworks to streamline operations and eliminate duplication in delivering these services across the region.

The proposed framework scope requirements are to provide mechanical and electrical (M&E) maintenance at locations throughout the Eastern Region that include: Supply Chain Operation Buildings, Maintenance Delivery Units(MDUs), Signal Boxes(SBs), Stations, Kings Cross Station, St Pancras Lower Level Platforms A and B, Light Maintenance Depots (LMDs) specialist train servicing plant and equipment.

Commercial tool

Establishes a framework

Total value (estimated)

- £70,000,000 excluding VAT
- £84,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 July 2026 to 27 July 2031
- Possible extension to 27 July 2033
- 7 years, 1 day

Main procurement category

Works

CPV classifications

- 71315000 - Building services
- 50711000 - Repair and maintenance services of electrical building installations
- 50531200 - Gas appliance maintenance services
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50324200 - Preventive maintenance services

- 71315410 - Inspection of ventilation system
- 45259000 - Repair and maintenance of plant

Contract locations

- UK - United Kingdom
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Engagement

Engagement deadline

20 June 2025

Engagement process description

Network Rail is using this market engagement to better understand the capability and assess the level of interest to deliver the current proposed approach. This feedback will help inform Network Rail how best to deliver this potential procurement event.

For the sake of clarity, this is not a call to competition and no contract(s) will be awarded to any supplier as a result of participating in this exercise.

The Market Engagement for the 'Eastern Region Building Services Asset Management Framework' will be conducted through the completion of a questionnaire. This questionnaire deadline is 20 June 2025.

Responding to this Notice is an opportunity to engage, share relevant information and provide feedback.

Should you wish to respond to this Notice please follow the instructions below:

1) Accessing the documents:

a. Follow the link: <https://networkrail.bravosolution.co.uk/web/login.html>

b. From the welcome screen, access the “Current Opportunities” link and select “Eastern Region Building Services Asset Management Framework”. Login is not required.

c. The released documents will be at the bottom of the page in the attachments section.

2) Once you have reviewed all the documents, please complete the questionnaire via the link provided within the market engagement document titled 'Eastern Region Building Services Market Engagement'. Please ensure you follow these instructions carefully to submit your information correctly.

3) Any feedback, questions or clarifications in respect of this notice, should only be addressed to angela.knowles@networkrail.co.uk

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

29 September 2025

Procedure

Special regime

Utilities

Contracting authority

NETWORK RAIL INFRASTRUCTURE LIMITED

- Public Procurement Organisation Number: PNZN-9524-VCQJ

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London

SE1 8SW

United Kingdom

Contact name: Angela Knowles

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Website: <https://www.networkrail.co.uk/>

Region: UKI45 - Lambeth

Organisation type: Public authority - central government