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Contract

Victoria Tower Fabric Safety Works 2025

Corporate Officer of the House of Commons

Corporate Officer of the House of Commons

Corporate Officer of the House of Lords

F03: Contract award notice

Notice identifier: 2025/S 000-030845

Procurement identifier (OCID): ocids-h6vhtk-04fd30

Published 9 June 2025, 10:52am

Section I: Contracting authority

I.1) Name and addresses

Corporate Officer of the House of Commons

Parliament Square

LONDON

SW1A 0AA

Contact

PCD

Email

pcd@parliament.uk

Country

United Kingdom

Region code

UKI32 - Westminster

National registration number

210715608

Internet address(es)

Main address

<https://www.parliament.uk/>

Buyer's address

<https://www.parliament.uk/>

I.1) Name and addresses

Corporate Officer of the House of Commons

Palace of Westminster

London

SW1A 0PW

Email

pcd@parliament.uk

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<https://www.parliament.uk/>

Buyer's address

<https://www.parliament.uk/>

I.1) Name and addresses

Corporate Officer of the House of Lords

Palace of Westminster

London

SW1A 0PW

Email

pcd@parliament.uk

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<https://www.parliament.uk/>

Buyer's address

<https://www.parliament.uk/>

I.2) Information about joint procurement

The contract involves joint procurement

In the case of joint procurement involving different countries, state applicable national procurement law

England and Wales
PCR 2015

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Victoria Tower Fabric Safety Works 2025

Reference number

C1858

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Victoria Tower, as part of the Palace of Westminster, is a world-renowned heritage asset. Acknowledged by its Grade I listed designation and UNESCO World Heritage Site. Victoria Tower is 325 ft tall and is sited above Sovereign's Gate at the south-west end of the Palace site. The Tower was originally designed as a royal entrance and a repository for the records of Parliament and is currently home to the Parliamentary Archives although these are in the

process of being moved elsewhere.

Significant repairs were last undertaken to Victoria Tower in the early 1990s. The building fabric has deteriorated in the intervening period, and it is now necessary to undertake repairs to the external envelope of Victoria Tower via a full-height scaffold. Parliament is exercising their duty of care to prevent future deterioration of the building fabric as custodians of this Grade I Listed asset and to maintain a safe and secure environment in and around the Palace of Westminster.

This notice relates to the Contracting Authority's (acting jointly with the Corporate Officer of the House of Lords) appointment of a contractor under NEC4 ECC Option B contract (with secondary clauses and amendments), to deliver temporary works, and subsequent conservation and repair work, to the Victoria Tower.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £110,600,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Westminster, London

II.2.4) Description of the procurement

The Contracting Authority, acting jointly with the Corporate Officer of the House of Lords, previously invited suppliers to participate in an open tender process for provision of works in relation to the Victoria Tower Fabric Safety Project (Contract Notice ref: 2024/S 000-019847). No suitable tenders were submitted under that open procedure and the contracting authority has now awarded a contract to Wates Construction Limited under the

negotiated procedure without prior publication. The contract is a NEC4 ECC Option B contract, to deliver temporary works and subsequent conservation and repair work, to the Victoria Tower.

The temporary works includes design, site logistics, site set up, hoardings, temporary electrics, piling, groundworks, enabling works, crash deck scaffolding removal, primary steel support trusses and towers, full scaffolding / protection, and stone cleaning.

The subsequent conservation and repair scope of works includes: stone repairs, decorating, gilding and other miscellaneous works, roof (cast iron tiles and supporting structure, skylight, fall arrest system), windows refurbishment, metalwork restoration, fire stopping, MEP and adaptations to existing MEP equipment, waterproofing to balconies, guttering, rainwater pipes & leadwork, pigeon netting, flagpole repair works, temporary flagpole, removal of scaffolding and site reinstatement.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

- 45111290 - Primary works for services
- 45111291 - Site-development work
- 45111300 - Dismantling works
- 45212300 - Construction work for art and cultural buildings
- 45212350 - Buildings of particular historical or architectural interest
- 45212353 - Palace construction work
- 45223210 - Structural steelworks

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Negotiated without a prior call for competition

No tenders or no suitable tenders/requests to participate in response to open procedure.

Extreme urgency brought about by events unforeseeable for the contracting authority

Explanation:

The Contracting Authority, acting jointly with the Corporate Officers of the House of Lords, previously invited suppliers to participate in an open tender process for provision of works in relation to the Victoria Tower Fabric Safety Project (Contract Notice ref: 2024/S 000-019847). No suitable tenders were submitted under that open procedure. As a result, the contracting authority now intends to award a contract to Wates Construction Limited under the negotiated procedure without prior publication. It is considered that the award of the contract without prior publication of a contract notice is lawful in accordance with:

- a. Regulation 32(2)(a) of the Public Contracts Regulations 2015 because no suitable tenders have been submitted in response to an open procedure and the contracting authority is using the negotiated procedure without prior publication of a contract notice on the basis that the initial conditions of contract are not substantially altered; and/or
- b. Regulation 32(2)(c) of the Public Contracts Regulations 2015 because this is a safety critical project with constraints on access and working hours which require works to commence urgently. Therefore, for reasons of extreme urgency the time limits for the open or restricted procedures or competitive procedures with negotiation cannot be complied with. The receipt of no suitable tenders in response to the previous open procedure was unforeseeable by the contracting authority.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-013034](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 May 2025

V.2.2) Information about tenders

Number of tenders received: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

WATES CONSTRUCTION LIMITED

Wates House, Station Approach

Leatherhead

KT22 7SW

Country

United Kingdom

NUTS code

- UKJ26 - East Surrey

National registration number

1824828

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £110,600,000

Total value of the contract/lot: £110,600,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 63 %

Short description of the part of the contract to be subcontracted

Groundworks 5%

Steelworks 7%

Stone repairs 14%

Scaffold 21%

Cast Iron repairs, Flagpole 13%

Window repairs, gilding 3%

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

<http://judiciary.uk/highcourt>

