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Tender

Location Strategy Project: Threadneedle Street Architectural Design Services

BANK OF ENGLAND

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-034339

Procurement identifier (OCID): ocds-h6vhtk-051f74 ([view related notices](#))

Published 23 June 2025, 12:03pm

Scope

Reference

PROC/560

Description

The contract is for the supply of architectural design services to support the Bank of England (the Bank) in the consolidation and refurbishment of its Threadneedle Street Estate.

The Bank requires the provision of architectural design services across all Royal Institute of British Architects (RIBA) work stages. The supplier will need to adapt to the Bank's chosen delivery model (Traditional vs Design & Build) and deliver at all times recognising the Threadneedle Street building is an operational historically significant building and a secure environment.

The services included in the scope of this procurement include, but is not limited to:

- Design development and coordination

- Ensuring compliance with regulatory requirements
- Collaborating with internal and external stakeholders across design disciplines, and other procured services (e.g., MEP engineers, project management, etc) to successfully deliver
- Production of feasibility studies, technical drawings and documentation
- Provision of construction oversight

Service delivery will require a wide range of specialisms, including, but not limited to:

- Heritage Specialist Advice
- Listed Building Advice
- Planning Specialist Advice
- Principal Designer Obligations (CDM)
- Workplace Design (e.g. Office Floors / Meeting Rooms)

Further details in relation to the services (including delivery models and ways of working with the Bank) are set out in the Statement of Requirements provided as part of the associated tender documents.

The services will be supplied through a combination of on-site and off-site resources.

The Bank intends to (and reserves the right to) directly award additional or repeat services that are similar to the services supplied under the contract which is the subject matter of this Tender Notice, in accordance with Schedule 5, paragraph 8 of PA 2023.

Total value (estimated)

- £6,416,600 excluding VAT
- £7,700,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 November 2025 to 3 November 2029
- Possible extension to 3 November 2030
- 5 years, 1 day

Description of possible extension:

The initial contract term is for 4 years with an option to extend at the Bank's discretion (and in one or more extension periods) up to a further 12 months.

Main procurement category

Services

CPV classifications

- 71200000 - Architectural and related services

Contract locations

- UKI31 - Camden and City of London

Participation

Technical ability conditions of participation

In summary, the conditions of participation address the following;

- Core Supplier Information
- Associated Persons
- Debarment (including proposed sub-consultants)
- Financial Capacity
- Insurance Requirements
- Subcontractor Information (proposed and experience of management)
- Relevant Experience and Contract Examples
- Health & Safety
- Professional Memberships / Accreditation
- Modern Slavery
- Quality Assurance
- Equality & Diversity
- Business Continuity
- ESG
- Bribery Act 2010

All conditions of participation are assessed on a Pass/Fail basis. The questions and the assessment criteria are set out in the Procurement Specific Questionnaire provided as part of the associated tender documents.

Submission

Enquiry deadline

11 July 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

1 August 2025, 12:00pm

Submission address and any special instructions

Submission of responses to the Procurement Specific Questionnaire and initial tenders responses must be via the Bank of England's Procurement portal:

<https://supplierlive.proactisp2p.com/>, and submitted by 1 August 2025.

Responses to the Procurement Specific Questionnaires will first be assessed. Initial tender responses from suppliers that have satisfied the Conditions of Participation will be evaluated and a shortlist determined. The shortlisted suppliers will be invited to participate in negotiations and to submit a final tender response.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

17 October 2025

Award criteria

Name	Type	Weighting
Pricing Requirements	Price	30%
Project Approach and Team	Quality	28%
Design Ethos and Strategy	Quality	24%
Design Delivery and Practicality	Quality	18%

Other information

Payment terms

In line with the NEC 4 contract provided as part of the associated tender documents.

Description of risks to contract performance

Given the age and historic nature of the Threadneedle Street site and the fact that the last renewals programme was undertaken in 1942, the Bank considers that the underlying condition of the building is unknown and such items will only be discoverable once the Services and/or construction works to the Threadneedle Street site commence. The precise consequences of any such discovery items and the impact on the provision of the Services including the level of resource or specialist resources required and consequences on the programme is unknown at this stage.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The procedure comprises:

Stage 1 - requiring a response to the Conditions of Participation together with an initial tender response. Initial tender responses from suppliers that satisfy the Conditions of Participation will be evaluated and the top five (5) scoring suppliers will be invited to Stage 2

Stage 2 - negotiations with the five (5) shortlisted suppliers

Stage 3 - the Bank will issue a BAFO invitation and request submission of final tender responses

All suppliers that satisfy the Conditions of Participation will be entitled to have their initial tender responses evaluated. Intermediate assessment of initial tender responses against the award criteria to create a shortlist of five suppliers

All shortlisted suppliers will be invited to participate in negotiations and to submit a final tender response.

Documents

Documents to be provided after the tender notice

A - Instructions to Suppliers

B - Procurement Specific Questionnaire

C - Invitation to Tender (including Tender Questions)

D - Statement of Requirements

E - Pricing Schedule

F - Draft Contract (NEC 4 PSC Amendments, TPR Schedule and Contract Data)

G - Supplier Code of Practice

H - Freedom of Information Form

I - Form of Tender

Other Documents - Threadneedle Street Vision

Other Documents - Architectural Services Brief

Other Documents - Bank of England Security Schedule

Documents are provided on the Bank of England's Procurement portal:

<https://supplierlive.proactisp2p.com/>

Due to the sensitive nature of the Threadneedle Street building and associated documentation, interested suppliers are required to complete a non-disclosure agreement in order to access the associated tender documents.

The procurement process incorporates a best and final offer (BAFO) stage and the Bank intends to issue a BAFO invitation to shortlisted suppliers. The BAFO invitation will be based on the Invitation to Tender provided as part of the associated tender documents, updated at the time to request final tenders.

Interested suppliers should e-mail tenderteam@bankofengland.co.uk with the reference

"PROC/560" within the subject, and confirm the signatory name and e-mail address for the Non-disclosure Agreement, this will then be issued via DocuSign.

Contracting authority

BANK OF ENGLAND

- Companies House: RC000042
- Public Procurement Organisation Number: PRDB-1113-HPPT

Threadneedle Street

London

EC2R 8AH

United Kingdom

Email: tenderteam@bankofengland.co.uk

Region: UKI31 - Camden and City of London

Organisation type: Public authority - central government