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Tender

00408-AST National Decorating Programme 2026-2033

Stonewater Limited

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

Notice identifier: 2025/S 000-043804

Procurement identifier (OCID): ocds-h6vhtk-056787

Published 29 July 2025, 12:06pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Reference

00408-AST

Description

ACCESS CODE: 8J34GPS33G

Stonewater is seeking experienced and capable supplier(s) to deliver a long-term cyclical internal and external decorating programme across multiple residential and communal properties. The works will be delivered over a period of seven (7) years, across eight (8) geographical Lots, covering the full operational area of the Contracting Authority.

The scope of works includes, but is not limited to:

- Internal and external redecoration of occupied and void residential properties
- Communal area decorating (e.g. stairwells, corridors, entrance halls)
- Surface preparation, application of paints, stains, and specialist coatings (including fire-retardant finishes where specified)
- Minor associated repairs (e.g. surface filling, timber repairs)
- Safe working at height (including use of scaffolding, towers, or MEWPs)
- Digital reporting and photographic quality assurance
- Resident liaison, access arrangements, and safeguarding vulnerable persons
- Compliance with all relevant health and safety, environmental, and legislative requirements

To view this notice, please click here:

<https://www.delta-sourcing.com/delta/viewNotice.html?noticeId=969178983>

Total value (estimated)

- £3,055,000 including VAT

Above the relevant threshold

Main procurement category

Works

Lot constraints

Description of how multiple lots may be awarded:

Bidders are invited to submit tenders for one, multiple, or all of the eight (8) available lots. Each lot will be evaluated independently, and submissions will be assessed on their own merit in accordance with the evaluation criteria set out in this ITT.

Bidders may be successful in being awarded more than one lot. There is no restriction preventing a single bidder from being awarded all eight (8) lots, provided they submit a compliant and competitive tender for each and achieve the highest overall evaluation score for each individual lot.

Not the same for all lots

CPV classifications, contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. North North and North Central

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the North North and North Central regions of the UK.

Lot value (estimated)

- £365,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45451000 - Decoration work

Contract locations

- UKF - East Midlands (England)
 - UKE - Yorkshire and the Humber
-

Lot 2. East

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the East region of the UK.

Lot value (estimated)

- £440,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
 - 45442110 - Painting work of buildings
 - 45442180 - Repainting work
 - 45451000 - Decoration work
 - 79931000 - Interior decorating services
-

Lot 3. West Urban

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the West Urban region of the UK.

Lot value (estimated)

- £450,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
 - 45442110 - Painting work of buildings
 - 45442180 - Repainting work
 - 45451000 - Decoration work
-

Lot 4. West Rural

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the West Rural regions of the UK.

Lot value (estimated)

- £400,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45451000 - Decoration work

Contract locations

- UKG - West Midlands (England)
-

Lot 5. South East (up) (SE1)

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the South East (up) (SE1) region of the UK - see Stonewater's maintenance map for more detailed reference of coverage.

Lot value (estimated)

- £300,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work

- 45442110 - Painting work of buildings
 - 45442180 - Repainting work
 - 45451000 - Decoration work
-

Lot 6. South East (right) (SE2)

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the South East (right) (SE2) region of the UK - see Stonewater's maintenance map for more detailed reference of coverage.

Lot value (estimated)

- £300,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services

Contract locations

- UKJ - South East (England)
-

Lot 7. South West (left) SW1)

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the South West (left) (SW1) region of the UK - see Stonewater's maintenance map for more detailed reference of coverage.

Lot value (estimated)

- £400,000 including VAT

Contract dates (estimated)

- 31 August 2026 to 31 August 2029
- Possible extension to 31 August 2033
- 7 years, 1 day

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
 - 45442110 - Painting work of buildings
 - 45442180 - Repainting work
 - 45451000 - Decoration work
 - 50800000 - Miscellaneous repair and maintenance services
-

Lot 8. South West (right) (SW2)

Description

A long-term cyclical internal and external decorating programme across multiple residential and communal properties in the South West (right) (SW2) region of the UK - see Stonewater's maintenance map for more detailed reference of coverage.

Lot value (estimated)

- £400,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2033

- 7 years

Description of possible extension:

The Contract will be for an initial term of 3 years, extendable at Stonewater's sole option for two periods of 2 years, giving a total of 7 years (the Term).

CPV classifications

- 45442100 - Painting work
- 45442180 - Repainting work
- 45451000 - Decoration work
- 50800000 - Miscellaneous repair and maintenance services

Participation

Particular suitability

Lot 1. North North and North Central

Lot 2. East

Lot 3. West Urban

Lot 4. West Rural

Lot 5. South East (up) (SE1)

Lot 6. South East (right) (SE2)

Lot 7. South West (left) SW1)

Lot 8. South West (right) (SW2)

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

15 August 2025, 4:00pm

Submission type

Tenders

Tender submission deadline

1 September 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 January 2026

Award criteria

Lot 1. North North and North Central

Name	Description	Type	Weighting
Criterion 1	Quality Written bid	Quality	60%
Criterion 2	Price submission	Price	40%

Lot 2. East

Lot 7. South West (left) SW1)

Name	Description	Type	Weighting
Criterion 1	quality written bid	Quality	60%
Criterion 2	pricing submission	Price	40%

Lot 3. West Urban

Name	Description	Type	Weighting
Criterion 1	Quality written bid	Quality	60%
Criterion 2	Price submission	Price	40%

Lot 4. West Rural

Lot 5. South East (up) (SE1)

Name	Description	Type	Weighting
Criterion 1	quality written bid	Quality	60%
Criterion 2	price submission	Price	40%

Lot 6. South East (right) (SE2)

Name	Description	Type	Weighting
Criterion 1	Quality written bid	Quality	60%
Criterion 2	Price Submission	Price	40%

Lot 8. South West (right) (SW2)

Name	Description	Type	Weighting
Criterion 1	Quality written bid	Quality	60%
Criterion 2	pricing submission	Price	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - PSQ initial screening, Stage 2 and 3 - ITT quality and price evaluation, Stage 4 (if required) - clarification meetings and Stage 5 - award approval/ sign off

Contracting authority

Stonewater Limited

- Public Procurement Organisation Number: PVMT-4274-HPBN

Suite C, Lancaster House,, Grange Business Park, Enderby Road

Whetstone

LE8 6EP

United Kingdom

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Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government