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Tender

Wormwood Scrubs Masterplan Biodiversity & Improvement Works

London Borough of Hammersmith and Fulham

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

Notice identifier: 2025/S 000-047059

Procurement identifier (OCID): ocids-h6vhtk-0583b5

Published 7 August 2025, 5:11pm

Scope

Reference

itt__19111

Description

London Borough of Hammersmith and Fulham Council (the "Council") is seeking a supplier who is suitably qualified and experienced in landscaping and the creation and management of ecologically sensitive habitats.

Wormwood Scrubs is an open space located at the northern end of the London Borough of Hammersmith and Fulham. It is the largest open space in the Borough, at around 80 ha (200 acres), and is one of the largest areas of common land in London.

The work is to implement the proposals in the AEM (Alternative Ecological Mitigation) Masterplan for Wormwood Scrubs open space. The overall objective of the AEM Masterplan is to improve and enhance biodiversity on the Scrubs and at the same time improve drainage across the site to better manage surface water and improve access.

The work is split into two phases:

Capital works - this phase of work should be completed in 6-8 months and will include the creation of a SUDs (Sustainable Urban Drainage scheme) made up of a series of scrapes and swales to the south of the site and the northwest corner of the site. Retention ponds will be created in the existing wet woodlands in the southeast of the site. Tree planting will take place at various locations and existing vegetation will be improved along with the creation of meadows and grasslands. Hibernacula's will be created and bird and bat boxes installed.

Maintenance and Management Plan (MMP) - Phase 2 of the work will be a 10 year Management and Maintenance Plan (MMP) which will include the management of the features implemented as part of the Phase 1 Capital Works including the SUDs scheme and meadows and will also involve the management of the existing woodland, scrubland and meadows that have not previously been regularly managed and are in need of ongoing management to improve conditions for wildlife and increase biodiversity. For example, selective thinning in woodland areas will allow more light in to allow a greater variety of woodland plants to grow in the understorey.

Total value (estimated)

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 January 2026 to 1 February 2031
- Possible extension to 1 February 2036
- 10 years, 1 month

Description of possible extension:

The contract for Phase 2 (MMP) includes one (1) optional extension of up to five (5) years

and the extension may be exercised based on satisfactory performance during the initial term of the contract.

Main procurement category

Services

CPV classifications

- 45112720 - Landscaping work for sports grounds and recreational areas
- 45000000 - Construction work
- 77314000 - Grounds maintenance services

Contract locations

- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Participation

Legal and financial capacity conditions of participation

his procurement process includes a Procurement Specific Questionnaire (PSQ), that incorporates specific Conditions of Participation (CoP) which Potential Suppliers must satisfy to continue to participate in the procurement process.

Questions relating to CoP include but may not be limited to, the following.

LEGAL AND FINANCIAL CAPACITY

Legal Capacity

London Borough of Hammersmith and Fulham Council (the "Council") will assess Potential Suppliers/Lead Potential Suppliers, all members of a Group and/or all Significant Subcontractors (as applicable), as necessary to ensure relevant matters relating to legal compliance and assurance are satisfied.

Financial Capacity

The Council will assess the financial standing of all Potential Suppliers/Lead Potential Suppliers, all members of a Group and/or all Significant Subcontractors (as applicable), who must certify that their annual turnover is at least double the published Contract value. In addition, third party credit checks (if available) will be undertaken on the preferred Suppliers/Lead Suppliers, all members of a Group, and/or all Significant Subcontractors (as applicable) prior to contract award.

Insurances

Potential Suppliers are required to confirm whether they already have, or can commit to obtaining, prior to the contract start date published on the eProcurement portal, the levels of insurance cover:

- Employer's (Compulsory) Liability Insurance at no less than £10,000,000 (ten million pounds)
- Public Liability Insurance at no less than £10,000,000 (ten million pounds)
- Product Liability Insurance at no less than £10,000,000 (ten million pounds)
- Professional Indemnity Insurance at no less than £5,000,000 (five million pounds)

Technical ability conditions of participation

Technical ability conditions of participation

TECHNICAL ABILITY

Relevant Experience and Contract Examples

Potential Suppliers are required to demonstrate Technical Ability through relevant experience and provide relevant Contract examples.

London Borough of Hammersmith and Fulham Council Organisational Standards:

Accreditations / Registrations

Potential Suppliers are required to confirm they meet the following organisational qualifications or standards, or equivalent.

- CHAS Accredited Group
- Association of Professional Landscapers (APL)
- British Association of Landscape Industries (BALI)
- Or another equivalent Association or quality assurance mechanism.

Further details of the PSQ and assessment methodologies can be found in the Procurement Document Suite and the Council's eProcurement portal.

Submission

Enquiry deadline

27 August 2025, 5:00pm

Tender submission deadline

4 September 2025, 12:00pm

Submission address and any special instructions

Suppliers are requested to register on our tender portal to access the tender.
<https://www.capitalesourcing.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

8 December 2025

Award criteria

Name	Description	Type	Weighting
Technical	The Technical (Quality) Quality Envelope percentage weighting incorporates Social Value (which the Council brands "Added Value")		60%
Commercial	The Technical (Quality) Price Envelope percentage weighting incorporates Social Value (which the Council brands "Added Value")		40%

Other information

Description of risks to contract performance

London Borough of Hammersmith and Fulham Council (the "Council") has identified an indicative suite of potential risks that may jeopardise the satisfactory performance of the Contract but, due to the nature of the risks, are unable to be addressed in the Contract as awarded.

Where the relevant conditions under Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) are satisfied, the modification of the Contract to remedy risks will be treated as a permitted contract modification.

For this procurement, risks are categorised in 3 ways (Known Unknowns (risks the Council is aware of, but is unaware of the size and effect of their impact), Unknown Unknowns (risks the Council is not aware of, and therefore is also unaware of the size and effect of their impact), and Known Knowns (risks the Council is aware of and is also aware of the size and effect of their impact)). The indicative suite of potential risks identified are provided by way of example only but must not be considered as exhaustive and there may be further risks identified within the Contract term which are subject to permissible modification under Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54).

The indicative suite of potential risks identified, are included in the Procurement Document Suite.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

London Borough of Hammersmith and Fuham

- Public Procurement Organisation Number: PHTW-6333-BQGD

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London

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United Kingdom

Email: procurement@lbhf.gov.uk

Region: UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Organisation type: Public authority - sub-central government