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Planning

Wales & Western Property Maintenance Framework

NETWORK RAIL INFRASTRUCTURE LIMITED

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

Notice identifier: 2025/S 000-048649

Procurement identifier (OCID): ocids-h6vhtk-0587a6

Published 14 August 2025, 10:40am

Scope

Description

Network Rail (Wales & Western) is seeking to engage with the market ahead of procuring a framework agreement for the delivery of planned, unplanned, and cyclical maintenance, minor works, and refurbishments across its property portfolio.

This will include operational railway assets, associated commercial properties, and a dedicated “High Street” Lot designed to be accessible to SMEs and specialist contractors.

Background

Network Rail owns and operates a diverse portfolio of assets including stations, lineside buildings, freight facilities, commercial estate properties, retail units, and associated infrastructure. These assets require ongoing maintenance, repairs, and renewals to ensure safety, compliance, operational continuity, and high-quality customer environments.

Scope of Works

The framework is expected to cover, but not be limited to:

Building fabric repairs and structural works

Minor civil engineering works

Mechanical and electrical services (heating, cooling, lighting, power, water systems)

Drainage works

Asbestos management and removal

Demolition and enabling works for inspections/assessments

Emergency response services

Design work and possession/road closure planning

Work will be required across asset categories such as:

Station retail outlets and commercial spaces

Station buildings and other commercial properties

Railway arches

Freight yards

Boundary and retaining walls

Car parks, footpaths, and hard standings

Associated M&E systems and specialist installations

High Street Lot – Smaller-scale works (not requiring a Network Rail Principal Contractor Licence), including:

Minor fabric repairs and decoration

Small-scale refurbishments and alterations

Commercial tool

Establishes a framework

Total value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- Possible extension to 31 March 2034
- 8 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKL - Wales
- UKK - South West (England)
- UKI7 - Outer London - West and North West

Engagement

Engagement deadline

29 August 2025

Engagement process description

Please complete the questionnaire <https://forms.office.com/e/Y8iHbWEZq8> by 29th August 2025. Responses will be reviewed to inform the design of the procurement strategy and framework documentation.

Completion of the questionnaire is not a prerequisite for future participation in the tender, but early engagement will help ensure the framework is structured to meet the needs of both Network Rail and the supply market.

If you have any questions regarding this notice please contact amy.slocombe@networkrail.co.uk

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
 - Voluntary, community and social enterprises (VCSE)
-

Submission

Publication date of tender notice (estimated)

3 November 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: Amy Slocombe

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Region: UKI45 - Lambeth

Organisation type: Public authority - central government