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Contract

FWK1150 Parliamentary Construction Partnership Framework

Corporate Officer of the House of Commons

F03: Contract award notice

Notice identifier: 2025/S 000-067631

Procurement identifier (OCID): ocids-h6vhtk-046edc

Published 22 October 2025, 5:35pm

Section I: Contracting authority

I.1) Name and addresses

Corporate Officer of the House of Commons

Parliament Square

LONDON

SW1A 0AA

Contact

Nick Barrett

Email

pcd@parliament.uk

Telephone

+44 2072191600

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.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

FWK1150 Parliamentary Construction Partnership Framework

Reference number

FWK1150

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Contract Award Notice

Title: Parliamentary Construction Partnership (CPF) Framework

Authority Name: The Corporate Officer of the House of Lords and the Corporate Officer of the House of Commons (acting jointly)

Description of the Procurement:

The Authority have awarded a new Parliamentary Construction Partnership (CPF) Framework Agreement. This Framework has been established to support the continued delivery of capital investment and capital maintenance projects across the Parliamentary Estate, in support of the Medium-Term Investment Plan (MTIP).

The Parliamentary Estate comprises over 250,000m² of floor space, with approximately 70% of the buildings designated as 'Listed', including the Palace of Westminster and Norman Shaw North, both of which are Grade I Listed and of exceptional heritage value. The Palace of Westminster is also recognised as a UNESCO World Heritage Site. In their role as custodians of this nationally significant heritage estate, the Corporate Officers are discharging their duties of care to preserve and maintain the infrastructure, including mechanical, electrical, public health, fire and safety systems, building fabric, stonework, and roofing, to ensure a safe and secure environment for all users of the Estate.

The new CPF Framework supersedes the previous Mechanical, Electrical, Public Health and Fabric Safety (MEPFS) Framework and has been informed by operational experience, stakeholder engagement, and lessons learned. It is designed to meet the increasing demand for construction and specialist services and to enable the Strategic Estates team to deliver its growing portfolio of work.

Framework Scope and Named Users:

The Framework will primarily support the delivery of projects led by the Strategic Estates team – the bicameral department responsible for the ongoing care, development, and infrastructure of the Parliamentary Estate. This includes project delivery, construction safety, design services, and heritage asset management.

In addition, the Restoration and Renewal Delivery Authority Ltd is a named user of the Framework. While the Restoration & Renewal Programme is a separate but co-ordinated programme of work, the Delivery Authority may draw on the CPF Framework to support its future activities. It is also noted that certain call-off contracts may be subject to novation to the Delivery Authority, where appropriate.

Contract Award Justification:

This procurement was conducted in accordance with the Public Contracts Regulations 2015. The establishment of the CPF Framework is a strategic enabler in maintaining capability and capacity for the Parliamentary Estate's critical infrastructure projects, extending into the early 2030s.

Further Information:

Further details regarding the Restoration & Renewal Programme and its governance (including the R&R Client Board and Programme Board) are available via the UK Parliament website.

Framework award date: 15 October 2025

Joint Procurement: Yes - Authority Name: The Corporate Officer of the House of Lords and the Corporate Officer of the House of Commons (acting jointly).

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £1,500,000,000

II.2) Description

II.2.1) Title

Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

FWK1150 Parliamentary Construction Partnership Framework - Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m with no upper limit defined.

II.2.5) Award criteria

Quality criterion - Name: Sustainability & Social Value / Weighting: 13%

Quality criterion - Name: Management of Health & Safety / Weighting: 14%

Quality criterion - Name: Lot Specific Technical Question / Weighting: 20%

Quality criterion - Name: Risk Management and Information / Weighting: 10%

Quality criterion - Name: Delivery Approach / Weighting: 23%

Price - Weighting: 20%

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) Description

II.2.1) Title

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

FWK1150 Parliamentary Construction Partnership Framework - Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but typically under £50m.

II.2.5) Award criteria

Quality criterion - Name: Risk Management and Information / Weighting: 10%

Quality criterion - Name: Management of Health & Safety / Weighting: 14%

Quality criterion - Name: Lot Specific Technical Question / Weighting: 20%

Quality criterion - Name: Sustainability & Social Value / Weighting: 13%

Quality criterion - Name: Delivery Approach / Weighting: 23%

Price - Weighting: 20%

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) Description

II.2.1) Title

Lot 3 – Medium Value Construction Works, consisting predominantly of Architectur

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

FWK1150 Parliamentary Construction Partnership Framework - Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Heritage, Roofing, and Conservational Discipline, with no lower limit, and typically up to £50m.

II.2.5) Award criteria

Quality criterion - Name: Delivery Approach / Weighting: 23%

Quality criterion - Name: Risk Management and Information / Weighting: 10%

Quality criterion - Name: Lot Specific Technical Question / Weighting: 20%

Quality criterion - Name: Management of Health & Safety / Weighting: 14%

Quality criterion - Name: Sustainability & Social Value / Weighting: 13%

Price - Weighting: 20%

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) Description

II.2.1) Title

Lot 4 – Low / Minor Value Construction Works (typically Building, Fit-Out, and M

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

FWK1150 Parliamentary Construction Partnership Framework - Lot 4 – Low / Minor Value Construction Works (typically Building, Fit-Out, and M&E works) Discipline, typically up to £5m.

II.2.5) Award criteria

Quality criterion - Name: Management of Health & Safety / Weighting: 14%

Quality criterion - Name: Sustainability & Social Value / Weighting: 13%

Quality criterion - Name: Lot Specific Technical Question / Weighting: 20%

Quality criterion - Name: Risk Management and Information / Weighting: 10%

Quality criterion - Name: Delivery Approach / Weighting: 23%

Price - Weighting: 20%

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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: [2024/S 000-026424](#)

Section V. Award of contract

Lot No

1

Title

Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received by electronic means: 6

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

V.2.3) Name and address of the contractor

KIER CONSTRUCTION LIMITED

2nd Floor, Optimum House, Clippers Quay

Salford

M50 3XP

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

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: £500,000,000

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

1

Title

Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received by electronic means: 6

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

V.2.3) Name and address of the contractor

BOVIS CONSTRUCTION (EUROPE) LIMITED

30 Crown Place

London

EC2A 4ES

Country

United Kingdom

NUTS code

- UKI - London

National registration number

00467006

Internet address

<http://www.lendlease.com>

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: £500,000,000

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

1

Title

Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received by electronic means: 6

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

- UKJ2 - Surrey, East and West Sussex

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: £500,000,000

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

2

Title

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but under £50m.

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

DALKIA FACILITIES LIMITED

1 Angel Court

London

EC2R 7HJ

Country

United Kingdom

NUTS code

- UKI - London

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: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

2

Title

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but under £50m.

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

East West Connect Limited

Chelmsford

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

2

Title

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but under £50m.

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

Emico Ltd

Hemel Hempstead

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

2

Title

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but under £50m.

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

MITIE TECHNICAL FACILITIES MANAGEMENT Limited

London

Country

United Kingdom

NUTS code

- UKI - London

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: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Civils, Heritage, Roofing, and Conservation Discipline, with no lower limit, and typically up to £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received by electronic means: 13

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

V.2.3) Name and address of the contractor

KIER CONSTRUCTION LIMITED

2nd Floor, Optimum House, Clippers Quay

Salford

M50 3XP

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

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: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Civils, Heritage, Roofing, and Conservation Discipline, with no lower limit, and typically up to £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received by electronic means: 13

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

V.2.3) Name and address of the contractor

Thomas Sinden Ltd

Romford

RM3 0SH

Country

United Kingdom

NUTS code

- UKI - London

National registration number

03308698

Internet address

<http://www.thomas-sinden.co.uk>

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Civils, Heritage, Roofing, and Conservation Discipline, with no lower limit, and typically up to £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received by electronic means: 13

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

V.2.3) Name and address of the contractor

Walter Lilly and Co Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

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: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Civils, Heritage, Roofing, and Conservational Discipline, with no lower limit, and typically up to £50m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received by electronic means: 13

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

- UKJ2 - Surrey, East and West Sussex

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: £400,000,000

Total value of the contract/lot: £400,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 – Low / Minor Value Construction Works (Building, Fit-Out, and M&E) Discipline, typically up to £5m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 23

Number of tenders received by electronic means: 23

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

V.2.3) Name and address of the contractor

DBR (London) Limited

London

SW1H 0HW

Country

United Kingdom

NUTS code

- UKI - London

National registration number

02519958

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £200,000,000

Total value of the contract/lot: £200,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 – Low / Minor Value Construction Works (Building, Fit-Out, and M&E) Discipline, typically up to £5m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 23

Number of tenders received by electronic means: 23

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

V.2.3) Name and address of the contractor

Emico Ltd

Hemel Hempstead

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £200,000,000

Total value of the contract/lot: £200,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 – Low / Minor Value Construction Works (Building, Fit-Out, and M&E) Discipline, typically up to £5m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 23

Number of tenders received by electronic means: 23

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

V.2.3) Name and address of the contractor

MITIE TECHNICAL FACILITIES MANAGEMENT Limited

London

Country

United Kingdom

NUTS code

- UKI - London

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: £200,000,000

Total value of the contract/lot: £200,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 – Low / Minor Value Construction Works (Building, Fit-Out, and M&E) Discipline, typically up to £5m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 23

Number of tenders received by electronic means: 23

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

V.2.3) Name and address of the contractor

Thomas Sinden Ltd

Romford

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £200,000,000

Total value of the contract/lot: £200,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 – Low / Minor Value Construction Works (Building, Fit-Out, and M&E) Discipline, typically up to £5m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 23

Number of tenders received by electronic means: 23

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

V.2.3) Name and address of the contractor

Walter Lilly and Co Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

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: £200,000,000

Total value of the contract/lot: £200,000,000

Section VI. Complementary information

VI.3) Additional information

The Authority has established a multi-lot Framework Agreement to appoint contractors with the capability and capacity to lead, coordinate, and manage the delivery of works projects across the Parliamentary Estate.

Core works are being delivered in-house, with specialist works delivered in conjunction with contractors' established supply chains, as part of the Framework to undertake works across the Estate. The Framework is structured as follows:

Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m with no upper limit defined.

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but typically under £50m.

Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Heritage, Roofing, and Conservational Discipline, with no lower limit, and typically up to £50m.

Lot 4 – Low / Minor Value Construction Works (typically Building, Fit-Out, and M&E works) Discipline, typically up to £5m.

An Invitation to Tender (ITT) was issued during the procurement process, providing full details of the Framework requirements. Following appointment to the relevant Lot(s), call-off contracts are awarded through mini-competition or direct award, as appropriate, using the NEC4 suite of contracts and applying both traditional and design and build procurement methods.

Works are awarded based on value for money considerations. The allocation of work via direct awards, and continued participation in the Framework, is subject to a performance management regime, which includes monitoring against defined Key Performance Indicators (KPIs).

Award Criteria

The evaluation process for this framework followed three stages as set out in the ITT:

Compliance Check

Tenders were first reviewed for compliance with the ITT requirements. Non-compliant bids were excluded, with reasons provided in writing.

Selection Questionnaire

Compliant tenders were assessed on a Pass/Fail basis. Only those achieving a Pass progressed to full evaluation.

Quality and Commercial Evaluation

Quality (80%), covering:

Health & Safety (14%)

Delivery Approach (23%)

Risk & Information Management (10%)

Sustainability & Social Value (13%)

Lot-Specific Technical Question (20%)

Commercial (20%), (Pricing).

Only tenders passing both the Selection Questionnaire and Quality stages were evaluated commercially.

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>