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Contract

William Blake Windows and Redecorations – Design Team

The Mayor and Commonalty and Citizens of the City of London

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-068128

Procurement identifier (OCID): ocds-h6vhtk-04fcdd ([view related notices](#))

Published 24 October 2025, 11:34am

Scope

Reference

25_04PS

Description

The City of London Corporation wished to procure a multi-disciplinary design team to undertake principal designer duties, deliver the pre-planning and full planning applications, produce specifications and cost plans ready to tender for the works, and undertake contract administration duties for the Window Replacement and Associated Works project at William Blake Estate.

The successful consultant was to survey the existing windows and external doors (where located within window sets) to determine how the existing windows were to be removed and replaced with new, efficient contemporary windows which would achieve Listed Building Consent. In conjunction with the window replacements, particular consideration was essential to ensure that adequate ventilation was incorporated within the design proposals.

Each block had its own set of windows in various fenestrations, which consisted mainly of timber-framed single-glazed sliding sash windows. The consultant was expected to review previously approved planning applications and undertake any additional surveys for each block and window type before submitting new pre-planning applications (including a summary of options) and then subsequently using the advice to submit the full planning application.

During the planning process, the consultant was expected to review previous planning submissions and responses and build the new specifications ready to tender either via a compliant open tender process or via a nominated framework. Subject to full planning permissions, the consultant would submit a specification to accompany City of London tender documents.

The requirements for the new windows were to protect the building from external conditions, provide privacy and security, improve the acoustic performance, provide thermal insulation, aid in the external fabric's resistance to the spread of fire, provide access to daylight, provide controllable ventilation, resist wind loadings, and provide protection from falling and impact.

The Corporation also intended to incorporate various associated works into this window replacement package, in order to maximise efficiencies and ensure that its landlord responsibilities were fully met. Although the window replacement element was undoubtedly a key component of the works, a holistic approach was considered most appropriate at that stage, in respect of the blocks' external envelope.

Contract 1. William Blake Windows and Redecorations - Architect Appointment

Supplier

- Baily Garner LLP

Contract value

- £163,799.40 excluding VAT
- £196,559.28 including VAT

Below the relevant threshold

Date signed

29 September 2025

Contract dates

- 29 September 2025 to 31 March 2027
- 1 year, 6 months, 2 days

Main procurement category

Services

CPV classifications

- 71200000 - Architectural and related services

Procedure

Procedure type

Open procedure

Supplier

Baily Garner LLP

146/148 Eltham Hill

Eltham, Greater London

SE9 5DY

United Kingdom

Email: reception@bailygarner.co.uk

Region: UKI51 - Bexley and Greenwich

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

- Public Procurement Organisation Number: PYQD-1693-MYXR

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City of London

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Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government