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Tender

Public Realm

London Borough of Hammersmith and Fuham

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

Notice identifier: 2025/S 000-068735

Procurement identifier (OCID): ocds-h6vhtk-051b83 ([view related notices](#))

Published 27 October 2025, 5:24pm

Scope

Description

The Council's detailed requirements for the Supplies, Services, and/or Works are set out in the suite of Specification documents relevant to the specific Lots, which can be accessed on the Council's eProcurement portal, and applicable details across all other documents which form the Procurement Document Suite.

The Council is conducting this procurement under the Procurement Act 2023 (UKPGA 2023/54), using the Competitive Flexible Procedure to identify the Supplier(s) for the Supplies, Services, and/or Works.

No information in this document is, or should be relied upon as, an undertaking or representation as to the Council's ultimate decision as to whether it will award the proposed Contract(s) in relation to the Supplies, Services, and/or Works.

Potential Suppliers participate in this procurement process at their own risk. The Council shall not accept liability nor provide any reimbursement for any costs or losses incurred by a Potential Supplier in relation to their participation in this procurement process, nor for any cancellation or amendment to this procurement process.

The procurement is for 5 Lots and 6 Contracts as set out below:

Lot A: Paving, Asphalt and Road Markings (Planned and Reactive Maintenance), Winter maintenance and Bridge Inspection and Maintenance (1 (one) Contract)

Lot B: Street lighting and signs (Planned and Reactive Maintenance) (1 (one) Contract)

Lot C: Highways Drainage (Gully cleansing and gully repairs) (1 (one) Contract)

Lot D: Projects (2 (two) Contracts)

Lot E: Grounds Maintenance (1 (one) Contract)

The Council therefore intends to enter into 1 Contract with a single Supplier for each of Lots A, B, C, and E. For Lot D the Council intends to enter into 2 Contracts with each of the first and second placed Potential Suppliers for that Lot. The first placed Potential Supplier will be awarded the Main Contract, and the second placed Potential Supplier will be awarded the Back Up Contract.

The Lot D Back Up Supplier is not guaranteed any volume of work under the Back Up Lot D Contract. The Council may engage the Back Up Lot D Supplier to support the Main Contract Supplier up to an initial allocation of 10% of the value of the Main Lot D Contract, with the option to increase this to 20%, to be applied on the basis of project type and/or project value and/or project urgency, at the Council's absolute discretion. If the Main Lot D Supplier is unable to continue to deliver the Main Lot D Contract for any reason, including but not limited to termination, insolvency, or poor performance, the Council reserves the right to award the Main Lot D Contract to the Back Up Lot D Supplier for the remainder of its term, (including any extension exercised by the Council), rather than re-procuring the Lot D Contract. This transfer option is wholly at the Council's discretion. In any event once the Council issues a purchase order to the Back Up Supplier for a required output, the Back Up Supplier will undertake the work item assigned to them, from the point of instruction through to completion.

The anticipated Contract Start Date for each Contract is set out in the Procurement Timetable published on the Council's eProcurement portal.

The anticipated duration for each Contract is 7 (seven) years with an ability for the Council to extend the Contract(s), up to a maximum total extension period of 3 (years) (36 months). Whether, on what basis, and for what period or periods any of the Contracts are extended, is wholly at the discretion of the Council.

For the avoidance of doubt, Potential Suppliers should be aware that following award of the Contracts should the successful Supplier(s) subsequently find that their tendered solution and/or price is not accurate and/or sustainable then the successful Supplier(s) will not be permitted to amend their price offer to require any further monies associated with the full provision of the Supplies, Services, and/or Works.

Total value (estimated)

- £453,600,000 including VAT

Above the relevant threshold

Main procurement category

Works

Contract locations

- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Not the same for all lots

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

Lot 1. LOT A: Paving, Asphalt and Road Markings (Planned and Reactive Maintenance), Winter maintenance and Bridge Inspection and Maintenance**Description**

Paving, Asphalt and Road Markings (Planned and Reactive Maintenance), Winter

maintenance and Bridge Inspection and Maintenance for the council's Public Realm requirement

Lot value (estimated)

- £72,600,000 including VAT

Contract dates (estimated)

- 1 October 2026 to 30 September 2033
- Possible extension to 30 September 2036
- 10 years

Description of possible extension:

The anticipated duration for each Contract is 7 (seven) years with an ability for the Council to extend the Contract(s), up to a maximum total extension period of 3 (years) (36 months). Whether, on what basis, and for what period or periods any of the Contracts are extended, is wholly at the discretion of the Council.

Options

The right to additional purchases while the contract is valid.

The Council has considered paragraph 5 (Materialisation of Known Risks) of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) and identified an indicative suite of potential known risks that may materialise and in doing so may jeopardise the satisfactory performance of the Contract but, which due to their nature, are unable to be addressed in the Contract as awarded.

Where the relevant conditions under paragraph 5 (Materialisation of Known Risks) of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) are satisfied, the Council may make a future modification of 1 (one) or more of the Contracts to remedy the risks, as a permitted contract modification.

For this procurement, Known Risk risks, which may materialise, and which are not otherwise already provided for in the Contract(s) include but are not limited to the indicative suite of potential risks set out below. This list must not be considered as exhaustive, and the Council reserves the right to amend the list during the course of the procurement. (In the event that it does so, all Potential Suppliers will be notified). It should also be noted that there may be further risks identified within the Contract term which are subject to permissible modification under other parts of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54).

Potential Suppliers are reminded that that the Council is seeking fixed price costing for the Contracts and consideration of the materialisation of any known risk, or any other reasons for potential modification of the Contract(s) will not be accepted as a reason to change the risk share in the Council on the pricing, or otherwise.

Known Risks which may Materialise (Paragraph 5, Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54)) and/or Other Risks which may arise and require a Contract Modification under Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54), other than paragraph 5.

Weather related issues;

Areas more prone to flooding that might require additional Supplies, Services, and/or Works;

Any matters discovered during inspection which may require action to address;

Discovery of subterranean void areas and any materials therein;

Any changes in legislation which are specific to the Supplies, Services; and/or Works;

Discovering human remains;

Receipt of additional funding e.g., from a funding organisation or Section 106 contributions, enabling new or additional Supplies, Services, and/or Works within the Contract scope

CPV classifications

- 34000000 - Transport equipment and auxiliary products to transportation
- 44000000 - Construction structures and materials; auxiliary products to construction (except

electric apparatus)

- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 60000000 - Transport services (excl. Waste transport)
- 71000000 - Architectural, construction, engineering and inspection services
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services
- 90000000 - Sewage, refuse, cleaning and environmental services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 2. LOT B: Street lighting and signs (Planned and Reactive Maintenance)

Description

Street lighting and signs (Planned and Reactive Maintenance) for the council's Public Realm requirement

Lot value (estimated)

- £9,000,000 including VAT

Contract dates (estimated)

- 1 October 2026 to 30 September 2033
- Possible extension to 30 September 2036

- 10 years

Description of possible extension:

The anticipated duration for each Contract is 7 (seven) years with an ability for the Council to extend the Contract(s), up to a maximum total extension period of 3 (years) (36 months). Whether, on what basis, and for what period or periods any of the Contracts are extended, is wholly at the discretion of the Council.

Options

The right to additional purchases while the contract is valid.

The Council has considered paragraph 5 (Materialisation of Known Risks) of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) and identified an indicative suite of potential known risks that may materialise and in doing so may jeopardise the satisfactory performance of the Contract but, which due to their nature, are unable to be addressed in the Contract as awarded.

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For this procurement, Known Risk risks, which may materialise, and which are not otherwise already provided for in the Contract(s) include but are not limited to the indicative suite of potential risks set out below. This list must not be considered as exhaustive, and the Council reserves the right to amend the list during the course of the procurement. (In the event that it does so, all Potential Suppliers will be notified). It should also be noted that there may be further risks identified within the Contract term which are subject to permissible modification under other parts of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54).

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Modification under Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54), other than paragraph 5.

Weather related issues;

Areas more prone to flooding that might require additional Supplies, Services, and/or Works;

Any matters discovered during inspection which may require action to address;

Discovery of subterranean void areas and any materials therein;

Any changes in legislation which are specific to the Supplies, Services; and/or Works;

Discovering human remains;

Receipt of additional funding e.g., from a funding organisation or Section 106 contributions, enabling new or additional Supplies, Services, and/or Works within the Contract scope

CPV classifications

- 09332000 - Solar installation
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 34000000 - Transport equipment and auxiliary products to transportation
- 45000000 - Construction work
- 50000000 - Repair and maintenance services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 3. LOT C: Highways Drainage (Gully cleansing and gully

repairs)

Description

Highways Drainage (Gully cleansing and gully repairs) for the council's Public Realm requirement

Lot value (estimated)

- £6,000,000 including VAT

Contract dates (estimated)

- 1 October 2026 to 30 September 2033
- Possible extension to 30 September 2036
- 10 years

Description of possible extension:

The anticipated duration for each Contract is 7 (seven) years with an ability for the Council to extend the Contract(s), up to a maximum total extension period of 3 (years) (36 months). Whether, on what basis, and for what period or periods any of the Contracts are extended, is wholly at the discretion of the Council.

Options

The right to additional purchases while the contract is valid.

The Council has considered paragraph 5 (Materialisation of Known Risks) of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) and identified an indicative suite of potential known risks that may materialise and in doing so may jeopardise the satisfactory performance of the Contract but, which due to their nature, are unable to be addressed in

the Contract as awarded.

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Weather related issues;

Areas more prone to flooding that might require additional Supplies, Services, and/or Works;

Any matters discovered during inspection which may require action to address;

Discovery of subterranean void areas and any materials therein;

Any changes in legislation which are specific to the Supplies, Services; and/or Works;

Discovering human remains;

Receipt of additional funding e.g., from a funding organisation or Section 106 contributions, enabling new or additional Supplies, Services, and/or Works within the Contract scope

CPV classifications

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 90000000 - Sewage, refuse, cleaning and environmental services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 4. LOT D: Projects

Description

Projects for the council's Public Realm requirement

Lot value (estimated)

- £300,000,000 including VAT

Contract dates (estimated)

- 1 October 2026 to 30 September 2033
- Possible extension to 30 September 2036
- 10 years

Description of possible extension:

The anticipated duration for each Contract is 7 (seven) years with an ability for the Council to extend the Contract(s), up to a maximum total extension period of 3 (years) (36 months). Whether, on what basis, and for what period or periods any of the Contracts are extended, is wholly at the discretion of the Council.

Options

The right to additional purchases while the contract is valid.

The Council has considered paragraph 5 (Materialisation of Known Risks) of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) and identified an indicative suite of potential known risks that may materialise and in doing so may jeopardise the satisfactory performance of the Contract but, which due to their nature, are unable to be addressed in the Contract as awarded.

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Weather related issues;

Areas more prone to flooding that might require additional Supplies, Services, and/or Works;

Any matters discovered during inspection which may require action to address;

Discovery of subterranean void areas and any materials therein;

Any changes in legislation which are specific to the Supplies, Services; and/or Works;

Discovering human remains;

Receipt of additional funding e.g., from a funding organisation or Section 106 contributions, enabling new or additional Supplies, Services, and/or Works within the Contract scope; and/or

Transfer for the Lot D Contract from the Main Supplier to the Back Up Supplier.

CPV classifications

- 09332000 - Solar installation
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 34000000 - Transport equipment and auxiliary products to transportation
- 37500000 - Games and toys; fairground amusements
- 43000000 - Machinery for mining, quarrying, construction equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 60000000 - Transport services (excl. Waste transport)
- 71000000 - Architectural, construction, engineering and inspection services
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services

- 90000000 - Sewage, refuse, cleaning and environmental services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 5. LOT E: Grounds Maintenance

Description

Grounds Maintenance for the council's Public Realm requirement

Lot value (estimated)

- £66,000,000 including VAT

Contract dates (estimated)

- 1 February 2027 to 31 January 2034
- Possible extension to 31 January 2037
- 10 years

Description of possible extension:

The anticipated duration for each Contract is 7 (seven) years with an ability for the Council to extend the Contract(s), up to a maximum total extension period of 3 (years) (36 months). Whether, on what basis, and for what period or periods any of the Contracts are extended, is wholly at the discretion of the Council.

Options

The right to additional purchases while the contract is valid.

The Council has considered paragraph 5 (Materialisation of Known Risks) of Schedule 8 of the Procurement Act 2023 (UKPGA 2023/54) and identified an indicative suite of potential known risks that may materialise and in doing so may jeopardise the satisfactory performance of the Contract but, which due to their nature, are unable to be addressed in the Contract as awarded.

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Weather related issues;

Areas more prone to flooding that might require additional Supplies, Services, and/or Works;

Any matters discovered during inspection which may require action to address;

Discovery of subterranean void areas and any materials therein;

Any changes in legislation which are specific to the Supplies, Services; and/or Works;

Discovering human remains;

Receipt of additional funding e.g., from a funding organisation or Section 106 contributions, enabling new or additional Supplies, Services, and/or Works within the Contract scope

CPV classifications

- 37500000 - Games and toys; fairground amusements
- 43000000 - Machinery for mining, quarrying, construction equipment
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71000000 - Architectural, construction, engineering and inspection services
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services
- 90000000 - Sewage, refuse, cleaning and environmental services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Submission

Enquiry deadline

17 November 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

26 November 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)

19 August 2026

Recurring procurement

Publication date of next tender notice (estimated): 27 October 2035

Award criteria

Name	Description	Type	Weighting
Technical (Quality) Envelope - Method Statements and Added Value	Please refer to the Invitation to Tender (ITT) document for dedicated criterion weightings.	Quality	50%
Commercial (Price) Envelope	Please refer to the Invitation to Tender (ITT) document for dedicated criterion weightings.	Price	50%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Competitive Flexible Procedure is intended to follow the 3 (three) stages below, which are set out in further detail in the Invitation To Tender (ITT) document published as part of this procurement process.

STAGE 1: INVITATION TO PARTICIPATE: Procurement Specific Questionnaire (PSQ), incorporating the Common Assessment Standard (CAS) and Conditions of Participation

(CoP) Responses, (the "PSQ"), used to shortlist suppliers

STAGE 2: INITIAL PROCUREMENT RESPONSE: Submission of initial Technical (Quality) and Commercial (Price) Responses, followed by negotiation

STAGE 3: FINAL PROCUREMENT RESPONSE: Submission of final Technical (Quality) and Commercial (Price) Responses

Contracting authority

London Borough of Hammersmith and Fuham

- Public Procurement Organisation Number: PHTW-6333-BQGD

Town Hall, king street

London

W6 9JU

United Kingdom

Email: procurement@lbhf.gov.uk

Region: UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Organisation type: Public authority - sub-central government