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Planning

Imperial Road Development Project

Royal Borough of Windsor & Maidenhead

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

Notice identifier: 2025/S 000-069374

Procurement identifier (OCID): ocds-h6vhtk-05d63d

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Scope

Description

NB the application (or non-application) of the Procurement Act 2023 has not been determined at this juncture.

The Royal Borough of Windsor and Maidenhead (RBWM) is seeking expressions of interest for an intended demolish, design build and manage procurement.

RBWM is considering the re-development of a site at Imperial Road, postcode SL4 3RU. The site is owned by RBWM and currently houses two day centre buildings which will be relocated. The existing buildings have a gross external footprint of 821.5m² and sit within a 4649m² plot. RBWM intends to lease the site at low to nil consideration for a number of years. In return for this lease, the partner would be required to secure capital funding to fund the redevelopment of the site into housing (independent living) for people with a learning disability. RBWM wishes to procure a partner who can redevelop the site by demolishing the existing buildings and building two new schemes. It is anticipated that each scheme will be for 11 people with learning disabilities who have medium to high needs (total of 22 units). The current proposed configuration is for each building to have a

six-unit shared home, with staff and communal facilities and five self-contained single person flats above. RBWM intends that one scheme will be targeted at young people with learning disabilities aged 18-25 who will live together as their permanent home as they age. RBWM intends that the second scheme will be for 25+ age group. Both schemes will provide lifetime homes. RBWM is however open to alternative proposals that could meet its requirements. This partner (or their sub-contractor) must be able to provide a full housing management service to the tenants (to address repairs and maintenance issues, for example) of each scheme and work in partnership with the identified care provider. RBWM has a presentation which explains the outline proposal. To have access to this, please e-mail Joey.Stanford@rbwm.gov.uk.

RBWM has a care provider, secured through a previous procurement. RBWM will not be welcoming proposals in relation to care services.

As noted above, RBWM intends to dispose of the land by way of a lease. It is anticipated that RBWM will pay for 'voids' (from unoccupied units) and that RBWM will want exclusive nomination rights as to the tenants.

As regards engagement, RBWM is delighted to invite insights and comments from organisations. It is imperative to understand whether the proposal above is viable and whether your organisation would express an interest in partaking in any hypothetical tender activity. Organisations are invited to complete this brief survey using Microsoft Forms: <https://forms.office.com/e/C7nMVx7hDE>. Organisations must respond no later than 1pm on 26/11/2025 should they wish to express interest or comments.

We thank you very much for your inputs and look forward to your comments. If you are having technical issues with the survey, please e-mail: Joey.Stanford@RBWM.gov.uk.

Contract dates (estimated)

- 1 July 2026 to 30 June 2030
- 4 years

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work

Contract locations

- UKJ - South East (England)

Engagement

Engagement deadline

26 November 2025

Engagement process description

See previous description.

Contracting authority

Royal Borough of Windsor & Maidenhead

- Public Procurement Organisation Number: PJQM-1124-QDHW

St Ives Road

Maidenhead

SL6 1RF

United Kingdom

Email: procurement@rbwm.gov.uk

Region: UKJ11 - Berkshire

Organisation type: Public authority - sub-central government