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Tender

## **Network Rail Commercial Property Maintenance Framework PSQ**

NETWORK RAIL INFRASTRUCTURE LIMITED

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

Notice identifier: 2025/S 000-074022

Procurement identifier (OCID): ocds-h6vhtk-05e192

Published 14 November 2025, 2:06pm

### **Scope**

#### **Description**

Works typically include, but are not limited to:

I. All trades generally associated with a building or structures fabric, finish or its associated external structures and surroundings.

II. Minor civil engineering works.

III. Minor call out works (changing of locks, Sandbag delivery)

IV. Enabling works for inspections and assessments

V. Demolition

VI. Drainage works

VII. Asbestos management and removal.

VIII. Electrical and plant equipment.

- IX. Gas / oil fired heating systems.
- X. Air conditioning and ventilation equipment.
- XI. Electrical power and lighting installations.
- XII. Water distribution systems.
- XIII. Provision of an emergency response team
- XIV. Design work
- XV. Booking of possessions and road closures

### **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

Description of possible extension:

Extension for 2 + 1 +1

## **Main procurement category**

Works

## **CPV classifications**

- 45000000 - Construction work

## **Lot constraints**

Description of how multiple lots may be awarded:

Not applicable

## **Not the same for all lots**

Contract locations are shown in Lot sections, because they are not the same for all lots.

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## **Lot 1 - Commercial Property with PCL required. Commercial Property Maintenance with a PCL requirement**

### **Description**

This lot will cover all Commercial Property within Network Rail Wales and Western Commercial Property Portfolio - This lot is restricted to bidders being awarded if they are not registered under the correct RISQS code and do not hold a Principal Contractors

License (PCL) this is detailed within the ITP

### **Lot value (estimated)**

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

Framework lot values may be shared with other lots

### **Contract locations**

- UKL - Wales
- UKI - London
- UKK11 - Bristol, City of
- UKK3 - Cornwall and Isles of Scilly
- UKK - South West (England)
- UKI7 - Outer London - West and North West

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot Lot 2 - South Wales and Western. South Wales and Western - Property Maintenance Framework**

### **Description**

This lot is as per lot 1 without the requirement to be registered under RISQS and hold a

Principal Contractors License

### **Lot value (estimated)**

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

Framework lot values may be shared with other lots

### **Contract locations**

- UKL - Wales
- UKI - London
- UKK3 - Cornwall and Isles of Scilly
- UKK11 - Bristol, City of

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 3. North Wales - Property Maintenance Framework**

### **Description**

This lot is as per lot 1 without the requirement to be registered under RISQS and hold a Principal Contractors License - covering North Wales

### **Lot value (estimated)**

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

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Framework**

### **Maximum number of suppliers**

7

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

Direct Award up to 250k - Mini-comp over 250k

### **Award method when using the framework**

With competition

## **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

### **Particular suitability**

**Lot 1 - Commercial Property with PCL required. Commercial Property Maintenance with a PCL requirement**

**Lot 2 - South Wales and Western. South Wales and Western - Property Maintenance Framework**

**Lot 3. North Wales - Property Maintenance Framework**

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

### **Enquiry deadline**

5 December 2025, 4:00pm

### **Submission type**

Requests to participate

## Deadline for requests to participate

12 December 2025, 4:00pm

## Submission address and any special instructions

<https://networkrail.bravosolution.co.uk/web/login.html>

PQQ: pqq\_3812 - W&W Commercial Property Maintenance

## Tenders may be submitted electronically

Yes

## Languages that may be used for submission

English

## Award decision date (estimated)

16 January 2026

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## Award criteria

Name	Description	Type	Weighting
Technical	PQQ 100%	Quality	100%

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## Other information

## **Applicable trade agreements**

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

## **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Competitive flexible procedure

### **Special regime**

Utilities

### **Competitive flexible procedure description**

2 Stage Process - PQQ followed by ITT

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## **Contracting authority**

**NETWORK RAIL INFRASTRUCTURE LIMITED**

- Public Procurement Organisation Number: PNZN-9524-VCQJ

Waterloo General Office

London

SE1 8SW

United States

Contact name: Amy Slocombe

Email: [amy.slocombe@networkrail.co.uk](mailto:amy.slocombe@networkrail.co.uk)

Website: <https://www.networkrail.co.uk/>

Organisation type: Public authority - central government