

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/075375-2025>

Tender

Windsor Estate External Redecorations and Refurbishment

The Royal Household

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

Notice identifier: 2025/S 000-075375

Procurement identifier (OCID): ocds-h6vhtk-05e4b8

Published 19 November 2025, 4:05pm

Scope

Reference

0058 PPTO

Description

For more information about this opportunity, please visit the Delta portal at: <https://www.delta-esourcing.com/tenders/UK-London:-Decoration-work./27S668S3SN>

To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/27S668S3SN>

If you experience any technical difficulties from accessing the above url, then please contact the Delta eSourcing Helpdesk on call 0800 923 9236 or email helpdesk@delta-esourcing.com.

Applicants must be technically able to deliver against the contract scope as follows:

a. Delivering planned external redecorations to all the previously decorated surfaces within

the estate, along with cleaning external elements such as rainwater goods.

b. Including for all necessary rubbing down, preparation, and if required, stripping down to bare metal/timber prior to works.

c. Maintain all work areas in a clean, tidy and safe condition free from oil, grease, dust and debris.

d. Allow for appropriate storage for tools and materials. Clearing of all debris, waste and rubbish generated on site, including keeping all work areas in an orderly state.

e. Carrying out of repairs to windows/doors, and all other timber repair. Including piecing in new timber and conservation repair to match.

f. Carrying out of repairs to metal windows/doors, and any other metalwork repair. Including replacing / repairing any existing doors, windows, frames, railings, gates and any other metal fixtures to match.

g. Replacement or overhaul of windows/door of all types, to be in keeping with the architecture of the estate, as required. Leaving in full working order.

h. Replacement or overhaul of rainwater goods of all types, to be in keeping with the architecture of the estate, as required. Refixing and ensuring that falls are sufficient to shed rainwater to outlets.

i. Installing thermal upgrades to all windows, by the insertion of draft proofing.

j. Arranging for the supply and fit of secondary glazing alternatives.

k. Carrying out of masonry repairs, such as stonework in the areas where decoration works are being undertaken. Including for repointing, mortar repair, sourcing and piecing in new stone to match.

l. Acting as the Principal Contractor for Health & Safety management of the site, including CDM duties.

m. Provision of all required access arrangements to facilitate the works. Including full scaffolding, towers and mobile working platforms. Allowing for debris netting and boarding to prevent accommodation of waste in work areas.

The contract shall operate as a Framework for a 4 year period and will be split between 2 lots, contractors can apply for either lot. Each lot covers areas comprising as follows;

Lot A – 2 contractors to be appointed

- Windsor Castle (5 phase programme)
- Windsor Royal Mews (5 phase programme)

Lot B – 1 contractor to be appointed

- Home Park. Predominately residential properties, but includes Frogmore House, various stores, the gardener's buildings and the conservation workshops. (5 phase programme)
- Hampton Court Royal Paddocks.

Works in each location will be allocated each financial year depending on available budgets. Works will usually be allocated in phased areas, but may be required for smaller areas from time to time. Contractors will be required to review allocated areas to confirm the level of work required.

The contractor will be required to arrange access with residential properties and will be required to provide security cleared staff to work throughout the contract. Contractors will be required to escort their sub-contractors at all times.

The operations of the estate will include regular events, contractors will be required to programme their works to avoid inconvenience during events. At times it will be necessary to rearrange work at short notice due to events occurring on site.

Please note, in this instance, The Royal Household has voluntarily decided to issue a Notice as the total value of works is below the threshold. This procurement process therefore is not run in accordance to Procurement Act regulations.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=994818876>

Commercial tool

Establishes a framework

Total value (estimated)

- £5,000,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2030
- 4 years, 1 day

Main procurement category

Works

CPV classifications

- 45451000 - Decoration work
- 45453100 - Refurbishment work

Contract locations

- UK - United Kingdom
-

Lot Lot A. Windsor Castle and Windsor Royal Mews

Description

Lot A – 2 contractors to be appointed

- Windsor Castle (5 phase programme)
- Windsor Royal Mews (5 phase programme)

Lot value (estimated)

- £3,800,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot Lot B. Home Park and Hampton Court Royal Paddocks

Description

Lot B – 1 contractor to be appointed

- Home Park. Predominately residential properties, but includes Frogmore House, various stores, the gardener's buildings and the conservation workshops. (5 phase programme)
- Hampton Court Royal Paddocks.

Lot value (estimated)

- £1,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

3

Maximum percentage fee charged to suppliers

0%

Framework operation description

TBA

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot Lot A. Windsor Castle and Windsor Royal Mews

Lot Lot B. Home Park and Hampton Court Royal Paddocks

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

26 January 2026, 11:00am

Tender submission deadline

6 February 2026, 11:00am

Submission address and any special instructions

Contract Ref. 994522736

Opening Date: 19/11/2025 13:00

Closing Date : 15/12/2025 11:00

Tenderers will need to sign up to the Royal Household's e-Sourcing platform, Delta, in order to receive the PSQ and Tender and able to submit clarification questions and tender returns.

Sign up link: <https://www.delta-esourcing.com/delta/signup.html?userType=supplier>.

Access Code : 27S668S3SN

Tenderers will need to be registered on the Central Digital Platform (CDP) in order to complete the PSQ. The CDP is free to use and will mean tenderers should no longer have to re-enter this information for each public procurement. The CDP is available at <https://www.gov.uk/find-tender>.

Tenders may be submitted electronically

Yes

Award criteria

Lot Lot A. Windsor Castle and Windsor Royal Mews

Name	Description	Type
Quality	See PSQ	Quality
Price	See PSQ	Price
Environment and Sustainability	See PSQ	Quality

Weighting description

See PSQ

Lot Lot B. Home Park and Hampton Court Royal Paddocks

Name	Description	Type
Quality	See PSQ	Quality
Environment and Sustainability	See PSQ	Quality
Price	See PSQ	Price

Weighting description

See PSQ.

Procedure

Procedure type

Below threshold - open competition

Contracting authority

The Royal Household

- Public Procurement Organisation Number: PGLT-2499-PJTM

Buckingham Palace

London

SW1A 1AA

United Kingdom

Contact name: Natasha Frost

Email: procurement@royal.uk

Region: UKI32 - Westminster

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

