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Tender

M&E Maintenance at Marlborough House

The Royal Household

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

Notice identifier: 2025/S 000-075990

Procurement identifier (OCID): ocds-h6vhtk-05e638

Published 21 November 2025, 12:05pm

Scope

Reference

0025/PPTO

Description

The contract encompasses all contract service found in Marlborough House. The scope of this contract

includes:

2.1.1 Monitoring, testing, optimisation, planned maintenance & repair works on the items below:

? All plant rooms and services within the boundary of the site including daily vigilance checks, weekly inspections and monthly observation reports. Provision of plantroom logbooks and maintaining plantroom cleanliness.

? All boilers for heating and hot water services including gas safety certificates for boilers and pipework from meter

? Chiller unit and associated air cooled condenser.

? All pumps, primary heating, LTHW primary, variable temperature, constant temperature, sectional heating, chilled water pumps and sump pumps.

? Chilled water and LTHW water pressurisation units, expansion vessels and buffer storage vessels.

? Closed water system sampling and maintenance

? All VAV ventilation units, ductwork, extraction fans, filters, grilles, intake louvres and air conditioning units.

? All air handling units and fan coil units.

? All other heating and cooling emitters and associated valves inside the building.

? All pipework and that is used as a conduit for water services, space heating, cooling, hot water and cold water with all associated gauges and valves.

? All drainage pipework within the building, until it meets the first accessible intercept or manhole, all saniflow units and pumped drainage, external rainwater drainage gulleys around the building perimeter

? All internal and external plumbing services including taps, external bib taps, water tanks, WCs, calorifiers, sinks, toilets and associated cisterns

? All internal and external lighting installations including maintained and non maintained self contained emergency lighting and central battery emergency lighting inverters.

? Replacement of all internal and external lighting components upon failure such as lamps, ballasts, diffusers and drivers.

? Repair of all fixed electrical devices and appliances e.g hand dryers

? Routine repair of all fixed electrical installations and switchgear

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? Planned maintenance of electrical switchgear, including power factor correction system with DNO attendance

? Inspection and testing of water and refrigerant leak detection systems.

? Water hygiene maintenance in accordance with RHPS Water Risk Assessment Written Scheme of control including: water tank chlorination, HWS pasteurisation, shower head cleaning, tank inspections, tank sampling, sentinel outlet temperature testing, low use flushing and additional flushing as required by the RHPS legionella sampling regime.

? All fixed and portable commercial and domestic kitchen equipment, including gas safety certificates, stop button and ventilation interlock testing.

? All services within and attached to the Security Gate Lodge, which includes a vehicle barrier, pedestrian gate release system, vehicle gate height alarm, CCTV system and the intruder alarm system.

? All services in the Queen Alexandra Memorial on Marlborough Road.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=996056076>

Total value (estimated)

- £1,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 25 May 2026 to 24 May 2029
- Possible extension to 24 May 2031
- 5 years

Description of possible extension:

Two one year extension options

Main procurement category

Services

CPV classifications

- 50000000 - Repair and maintenance services

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

8 December 2025, 11:00am

Tender submission deadline

22 December 2025, 11:00am

Submission address and any special instructions

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

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

Access Code : H9G5TC246K

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

No

Languages that may be used for submission

English

Award decision date (estimated)

9 February 2026

Award criteria

Name	Type	Weighting
Price	Price	50%
Technical	Quality	40%
Environment & Sustainability	Quality	10%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Open procedure

Contracting authority

The Royal Household

- Public Procurement Organisation Number: PGLT-2499-PJTM

Buckingham Palace

London

SW1A 1AA

United Kingdom

Contact name: Nik Vidler

Email: nik.vidler@royal.uk

Region: UKI32 - Westminster

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