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Tender

Hopkinson House Main Works Contractor

Westminster City Council

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

Notice identifier: 2025/S 000-079469

Procurement identifier (OCID): ocds-h6vhtk-050e3f ([view related notices](#))

Published 3 December 2025, 4:17pm

Scope

Reference

P638

Description

Main Works Contractor to carry out a “Category A” fit out of Hopkinson House to make ready, the site for occupation as a Temporary Accommodation for Housing Needs. Hopkinson House is expected to deliver 31 x Temporary Accommodation Family-Sized homes, comprising of a mix of 2Bedroom, 3Bedroom and 4Bedroom apartments. The works are required to achieve a Category A level fit-out at Hopkinson House. This involves but not limited to the installation of new mechanical, electrical, and plumbing services, upgraded fire safety systems, and base finishes such as flooring, suspended ceilings, partition walls, and lighting to create a compliant, standard shell. These works will also incorporate thermal efficiency upgrades, external area improvements, and preparatory infrastructure to support future residential configuration in line with WCC’s planning and housing objectives. Works planned to commence in early 2026.

The contractor will be required to install and commission all MEP and Fire safety services to agreed connection points. Upon completion, the building will be left clean, secure, and

all installed and retained elements will be protected, with the site ready for handover to WCC.

Total value (estimated)

- £14,000,000 excluding VAT
- £16,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 March 2026 to 29 June 2029
- 3 years, 3 months, 3 days

Main procurement category

Works

CPV classifications

- 45453000 - Overhaul and refurbishment work

Contract locations

- UKI - London

Participation

Legal and financial capacity conditions of participation

For reasons of programme urgency, the Authority is issuing the Participation Stage (PSQ) and the Invitation to Tender together and requiring Suppliers to submit both their PSQ responses and their Tenders by the same deadline. However, the evaluation will remain sequential.

The process will begin with a Participation Stage using a Procurement Specific Questionnaire which sets objective Conditions of Participation to limit the number of Suppliers who progress to the next stage. Suppliers that achieve a minimum score of 70 % at the Participation Stage and meet all Conditions of Participation will be informed that they have passed the Participation Stage and that their Tenders will be opened and evaluated at the Invitation to Tender stage. Any Tender submitted by a Supplier that does not meet these requirements will not be opened or evaluated.

At the Invitation to Tender stage, shortlisted Suppliers will have their Tenders opened and evaluated. They will submit technical and commercial proposals and may raise clarification questions before submission. Following the initial evaluation of Tenders, the Authority may undertake clarification, dialogue or negotiation with Tenderers in accordance with the process described in this document. Where stated, the Authority may invite revised Tenders as part of this stage.

Once the initial evaluation of Tenders is completed, the Authority may decide to conduct a separate Best and Final Offer stage in accordance with the process described under the heading “Best and Final Offer” below. Where a Best and Final Offer stage is undertaken, updated submissions will be incorporated into the final evaluation before approvals and award. Best and Final Offers will not be sought by way of individual ad hoc clarification questions.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

12 January 2026, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

23 January 2026, 2:00pm

Submission address and any special instructions

<https://wcc.ukp.app.jaggaer.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

12 March 2026

Award criteria

Name	Type	Weighting
Technical Capability	Quality	50%
Commercial Offering	Price	50%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

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Contracting authority

Westminster City Council

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Website: <https://www.westminster.gov.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government

