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Tender

Lifecycle and Welfare

THAMES WATER UTILITIES LIMITED

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

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Published 18 December 2025, 3:12pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The following dates have been extended;

PSQ clarification deadline - Friday 23rd January, 5 pm

PSQ submission deadline - Friday 30th January, 10 am

Scope

Reference

FA2303

Description

Thames Water wishes to award one framework agreement to suppliers capable of project design, building renovations, remedial works and/or the provision and maintenance of welfare cabins.

Due to the varying age of buildings and structures within the Thames Water estate, there is need to carry out renovation and remedial works in order to ensure they remain safe and fit for purpose. The Framework Agreement will cover the following works: Consultancy (Project Design), Internal & External Works (London area), Internal & External Works (Thames Valley and Home Counties), Roofing, Asbestos Consulting, Asbestos Treatment and Welfare Cabins.

Thames Water reserve the right to issue multiple awards for each lot in this agreement to achieve the most efficient and economical service solution, and the security and consistent continuity of supply and delivery. Thames Water reserve the right to enter into a contract or contracts for the provision of all or any number of lots.

In parallel, although on a slightly different timetable, Thames Water is also running a procurement exercise for facilities management services whereby there are some common areas of work with this procurement exercise.

Thames Water reserves the right to refine the award criteria. Please note that that deadline for asking for access to the PSQ & submitting of the PSQ is Friday 16th January 2026, at 10 am.

Commercial tool

Establishes a framework

Total value (estimated)

- £175,040,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 3 April 2034
- 8 years, 3 days

Description of possible extension:

Thames Water envisages that the contract will be awarded for an initial term of 5 years with options to extend by 1 year or longer, up to a maximum overall term of 8 years

Main procurement category

Services

Not the same for all lots

CPV classifications and contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Consultancy (Project Design)

Description

Designing and planning of complex building and refurbishment works. Between 1-2 suppliers will work closely with Lot 2 (Internal & External Works) suppliers to design and plan their complex works.

The lifecycle programme is diverse and will need project design over multiple disciplines. Required is the provision of design solutions for complex or structurally unstable roof repairs, boundary walls, cladding systems, building engineering services, general building and drainage. Also undertake condition surveys for houses prior to repair on the waste network.

In the case of planning consent for either new or existing buildings, including listed status, the designer will work closely with our planning consultants to obtain the correct consent or planning permission. We will award multiple suppliers for this lot who will be responsible for the required design services with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via direct award by Thames Water.

Lot value (estimated)

- £4,160,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45210000 - Building construction work
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71320000 - Engineering design services

Contract locations

- UKI - London

- UKJ - South East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2a. Internal & External Works (London)

Description

Building/refurbishment works covering construction, electrical and mechanical, in the London area.

The construction works will include but not limited to:

- cladding services
- building engineering services
- general buildings and drainage
- windows
- foundations
- demolitions of buildings to ground level and removal
- waste removal

Projects will vary in size and value: these will be in the most part multi-discipline works that will require interface management with different trades and sub-contractors.

Thames Water will award between 3-6 suppliers who will be responsible for delivering the building and renovation works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via mini-competitions directly by Thames Water, with works under £100K being directly awarded to a preferred supplier.

Lot value (estimated)

- £72,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45210000 - Building construction work
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45400000 - Building completion work

Contract locations

- UKI - London

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2b. Internal & External Works (Thames Valley & Home Counties)

Description

Building/refurbishment works covering construction, electrical and mechanical, in Thames Valley and the Home Counties.

The construction works will include but not limited to:

- cladding services
- building engineering services
- general buildings and drainage
- windows
- foundations
- demolitions of buildings to ground level and removal
- waste removal

Projects will vary in size and value: these will be in the most part multi-discipline works that will require interface management with different trades and sub-contractors.

Thames Water will award between 3-6 suppliers who will be responsible for delivering the building and renovation works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via mini-competitions directly by Thames Water, with works under £100K being directly awarded to a preferred supplier.

Projects will vary in size and value: these will be in the most part multi-discipline works that will require interface management with different trades and sub-contractors.

Thames Water will award between 3-6 suppliers who will be responsible for delivering the building and renovation works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via mini-competitions directly by Thames Water, with works under £100K being directly awarded to a preferred supplier.

Lot value (estimated)

- £38,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45210000 - Building construction work

- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45400000 - Building completion work

Contract locations

- UKJ - South East (England)
- UKK14 - Swindon

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3a. Roofing Works

Description

Roof installation, repair and maintenance.

Suppliers will work with asbestos consultancy and removal firms to ensure safe refurbishments and works are carried out.

Thames Water will award between 2-4 suppliers who will be responsible for delivering the building and renovation works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via mini-competitions directly by Thames Water, with works under £50K being directly awarded to a preferred supplier.

Lot value (estimated)

- £57,200,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45210000 - Building construction work
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45400000 - Building completion work

Contract locations

- UKI - London
- UKJ - South East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3b. Asbestos Consulting

Description

Asbestos surveys during building work.

Thames Water estate has buildings of varying ages, and asbestos surveys must be completed before refurbishment and repair works can commence. Suppliers will work in conjunction with asbestos removal firms to ensure a safe and effective process to asbestos works.

Thames Water will award between 1-2 suppliers who will be responsible for delivering the

asbestos consulting works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via direct award by Thames Water, with a preferred and a reserve supplier.

Lot value (estimated)

- £400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services

Contract locations

- UKI - London
- UKJ - South East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3c. Asbestos Removal

Description

Treatment and removal of asbestos.

Thames Water estate has buildings of varying ages, and asbestos removal and treatment

works must be done during certain refurbishment and repair works. Suppliers will work in conjunction with asbestos removal firms to ensure a safe and effective process to asbestos works.

Thames Water will award between 1-2 suppliers who will be responsible for delivering the asbestos removal and treatment works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via direct award by Thames Water, with a preferred and a reserve supplier.

Lot value (estimated)

- £1,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services

Contract locations

- UKI - London
- UKJ - South East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Welfare Cabins

Description

Installation and maintenance of temporary welfare units (e.g. operational site offices).

Thames Water requires temporary welfare units of different kinds on many operational sites, for use by site workers.

Thames Water will award between 1-2 suppliers who will be responsible for delivering the welfare cabin works with no guaranteed volume. Work packages will generally be awarded under the terms of the agreement via direct award by Thames Water, with a preferred and a reserve supplier.

Lot value (estimated)

- £880,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 45210000 - Building construction work

Contract locations

- UKI - London
- UKJ - South East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

See PSQ & ITN presentations

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

23 January 2026, 5:00pm

Submission type

Tenders

Tender submission deadline

30 January 2026, 10:00am

Submission address and any special instructions

Please use this link to gain access to the PSQ documents

<https://forms.office.com/e/TTGH46N6GC>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 March 2026

Award criteria

Name	Type	Weighting
Technical	Quality	60%
Commercial	Cost	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

Suppliers' PSQ submissions will be scored and shortlisted in accordance with the criteria set out within the PSQ documentation, and the suppliers that are shortlisted will be invited to submit a proposal in response to the ITN.

After tenders have been submitted, evaluated, and negotiated, the successful supplier will be awarded according to the percentage weightings and criteria set out in the ITN

Process document.

Full details of the process that will be followed are provided within the PSQ and ITN documents.

Contracting authority

THAMES WATER UTILITIES LIMITED

- Companies House: 02366661
- Public Procurement Organisation Number: PNQQ-4647-DTCV

Clearwater Court

Reading

RG1 8DB

United Kingdom

Email: procurement.supportcentre@thameswater.co.uk

Region: UKJ11 - Berkshire

Organisation type: Private utility