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Tender

Building Fabric and Drainage MTC

Royal Borough of Greenwich

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

Notice identifier: 2025/S 000-084976

Procurement identifier (OCID): ocds-h6vhtk-05fa85

Published 19 December 2025, 2:37pm

Scope

Reference

RBG/P/1000069

Description

The Royal Borough of Greenwich is pleased to offer an opportunity for Suppliers to provide Cyclical and Reactive Maintenance works to its Corporate Estate (circa 760 buildings).

The awarded contracts will be for the period of 5 years with the opportunity to extend for a further 3 years in one-year increments.

Our portfolio of buildings varies both in size and nature and includes work to Historic listed buildings. Bidders may bid for both Lots, but they can ONLY WIN ONE LOT. It is therefore important that you identify within your bid which Lot or Lots you are interested in.

The Term Maintenance Opportunity is split into 2 Lots as follows: Lot 1 - Building Fabric & Lot 2 - Underground Drainage.

Total value (estimated)

- £34,000,000 excluding VAT
- £40,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 15 May 2026 to 14 May 2031
- Possible extension to 14 May 2034
- 8 years

Description of possible extension:

Three possible extensions in single year units.

The contract is 5 + 1 + 1 + 1 (depending on performance)

Main procurement category

Works

Contract locations

- UKI51 - Bexley and Greenwich

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Bidders can bid for both Lots but they can ONLY WIN ONE LOT. In the unlikely event that one bidder has the highest score in BOTH Lots, then that Applicant will be allocated first to the Lot they choose.

The Applicant will then be withdrawn from the Lot which they did not select and the second highest bidder will be appointed to the remaining Lot.

Not the same for all lots

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

Lot 1. Lot 1 - Building Fabric Services

Description

The Contractor shall hold the relevant accreditation needed to fulfil their contractual obligations. Service provision shall consist of, but not be limited to:

Cyclical, Statutory maintenance and Reactive maintenance for:

- External and Internal building structure
- Groundwork
- Carpentry
- Plumbing
- Shutter replacements and maintenance

- Windows, doors and frames
- Paving and roads
- Inspections, testing, and surveys.
- All aspects of flooring
- Ironmongery
- Painting and decoration
- Gate and fencing installation and repairs
- Legionella inspection
- Man safe systems
- Scaffolding
- Cold Water Boosted systems
- Hazardous waste clearance

Lot value (estimated)

- £29,000,000 excluding VAT
- £34,800,000 including VAT

CPV classifications

- 50000000 - Repair and maintenance services

Same for all lots

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

Lot 2. Lot 2 - Underground Drainage System Services

Description

The Underground Drainage contractor shall hold the relevant accreditation needed to fulfil their contractual obligations Underground Drainage System services provision shall consist of but not be limited to:

Cyclical, Statutory maintenance and Reactive maintenance for:

- Water mains and service connections
- Sewer and stormwater drainage systems
- Trenching and backfilling
- Pit and manhole construction
- Underground service detection
- Pipework blockages and collapse
- CCTC inspections of pipelines
- Jet cleaning of drains
- Leak detection and pressure testing
- Service diversions and upgrades
- Decommissioning and removal of redundant assets
- Pond/bore maintenance

Lot value (estimated)

- £5,000,000 excluding VAT

- £6,000,000 including VAT

CPV classifications

- 45232452 - Drainage works

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot 1. Lot 1 - Building Fabric Services

Lot 2. Lot 2 - Underground Drainage System Services

Turnover requirement for Lot 1 - Fabric, is £7m averaged over past two years and £1m for Lot 2 Underground Drainage.

Particular suitability

Lot 1. Lot 1 - Building Fabric Services

Lot 2. Lot 2 - Underground Drainage System Services

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

20 January 2026, 5:00pm

Tender submission deadline

26 January 2026, 12:00pm

Submission address and any special instructions

Please register on Proactis unless you are already registered.

<https://supplierlive.proactisp2p.com/Account/Login?cid=GREENWICH>

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
Quality	Quality	60%
Price	Price	40%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

[Supplier Instruction Document for FTS.docx](#)

Please register on Proactis to view opportunity and apply.

<https://supplierlive.proactisp2p.com/Account/Login?cid=GREENWICH>

Contracting authority

Royal Borough of Greenwich

- Public Procurement Organisation Number: PXBB-6689-HZVL

The Woolwich Centre, 35 Wellington Street

London

SE18 6HQ

United Kingdom

Email: procurement@royalgreenwich.gov.uk

Region: UKI51 - Bexley and Greenwich

Organisation type: Public authority - sub-central government