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Planning

Clerk of Work Services

Guy's and St Thomas' NHS Foundation Trust

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-085461

Procurement identifier (OCID): ocids-h6vhtk-05fbb2

Published 22 December 2025, 2:43pm

Scope

Reference

6352-27

Description

The Trust

Guy's and St Thomas' is among the UK's busiest and most successful NHS foundation trusts. The Trust provides a full range of hospital and community services for people in Lambeth, Southwark and Lewisham, as well as specialist care for patients from further afield including cancer, renal, orthopaedic and cardiovascular services. The Trust has the following locations:

- Guy's Hospital
- St Thomas' hospital
- Evelina Children's Hospital

- Royal Brompton Hospital
- Harefield Hospital
- Plus, a number of community-based sites.
- Royal Brompton and Harefield hospitals provide specialist heart and lung services across the country.
- Guy's is home to the largest dental school in Europe and a state-of-the-art cancer centre.
- As part of our commitment to provide care closer to home, we also offer cancer services and kidney treatment at Queen Mary's Hospital in Sidcup.
- St Thomas' has one of the busiest emergency departments in London. It is also home to Evelina London Children's Hospital.
- Evelina London cares for local children in Lambeth and Southwark and provides specialist services across southeast England including cardiac, renal and critical care services.
- Our adult community services teams deliver care at the heart of the local communities we serve, working in partnership with GPs, local authorities and other healthcare and voluntary sector organisations

With over 22,000 staff the Trust is one of the largest local employers, the Trust aims to develop and support all staff, so they are able to deliver high quality, safe and efficient care.

The trust has a reputation for clinical excellence and high-quality teaching and research. The Trust is part of King's Health Partners, one of six accredited UK Academic Health Sciences Centres. In partnership with King's College London the Trust has dedicated clinical research facilities and a National Institute for Health Research (NIHR) Biomedical Research Centre.

For more information, please see <https://www.guysandstthomas.nhs.uk>

Essentia

Essentia is the Estates arm of Guy's and St Thomas' NHS Foundation Trust. Essentia design, build and maintain healthcare infrastructure vital to the smooth running of services. The Capital Delivery Team are responsible for delivering the Trust medium to long term capital plan. The plan includes a variety of projects ranging from full

redevelopment and refurbishment of clinical and non-clinical spaces to new buildings.

The Requirement

The Trust is a looking to establish a contract for the provision of a “Clerk of Works” to support its Project and Programme managers in delivering its capital funded programme. The role will require working over all our campus locations – St Thomas’ Hospital, Guy’s Hospital, Royal Brompton and Harefield Hospitals.

Schemes range in construction values of £0.5m to £75 million. The annual capital budget is in the region of £80,000,000 although this can be subject to fluctuation.

Projects are due to start from spring 2026 with completion dates in December 2026 up to 2028.

Both NEC4 Engineering and Construction Contract and Joint Construction Tribunal (JCT) contracts are used for Main Works contracts in this programme.” It is yet to be decided which form of contract is to be used for this requirement, however we would appreciate feedback on the most suitable option.

The procurement route is yet to be decided, and it is possible that either an open competition or a further competition may be run. Any further competition would be through an NHS England accredited framework <https://www.england.nhs.uk/long-read/system-guidance-for-the-implementation-of-framework-host-management/>

We would be looking at awarding a contract for a period of up to 60 months starting April 2026.

We would estimate going out to market in towards the end of January 2026.

Actions

If you would be interested in bidding for this requirement, please email irmantas.vezys@nhs.net with the following information:

- Company name
- Company registration number
- DUNS number
- Contact email address for receipt of tenders
- If you are a member of an NHS England accredited frameworks covering Clerk of

Works, please provide details.

1. We would also be interested in feedback on the following questions:
2. What form of contract would you recommend for this contract and why?
3. Pricing, what pricing mechanism would you recommend for the contract given that:
 - a. Workload / volumes are given in good faith however this is dependent on many factors including the capital allocation the Trust receives.
 - b. Would you recommend:
 - i. Day rates
 - ii. Percentage fee based upon construction value
 - iii. An implant (what would be the “break even “criteria for this solution.
 - c. How can additional discounts be applied over the length of the contract as the number of projects / spend aggregates?
4. We are keen to embed real social value in this contract, for example apprenticeships. What is realistically feasible?

Total value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- 5 years

Main procurement category

Services

CPV classifications

- 71500000 - Construction-related services
- 71520000 - Construction supervision services
- 71540000 - Construction management services

Engagement

Engagement deadline

15 January 2026

Engagement process description

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 - i. Day rates

ii. Percentage fee based upon construction value

iii. An implant (what would be the “break even “criteria for this solution.

c. How can additional discounts be applied over the length of the contract as the number of projects / spend aggregates?

4. We are keen to embed real social value in this contract, for example apprenticeships. What is realistically feasible?

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

2 February 2026

Contracting authority

Guy's and St Thomas' NHS Foundation Trust

- Public Procurement Organisation Number: PDZC-6438-DGPX

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Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - central government