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High Commission of the Maldives
London

NOTICE FOR REFURBISHMENT / RESTORATION WORKS

Refurbishment and Restoration Works

Property: 22 Hertford Road, London N2 9BU

The High Commission of the Republic of Maldives in London invites Expressions of Interest (EOIs) from suitably qualified and experienced contractors to participate in a competitive tender process for the refurbishment and restoration of the property located at 22 Hertford Road, London N2 9BU.

Scope of Work

1. *Pre-Construction & Surveys*

- Undertake site establishment and protection works.
- Carry out asbestos management survey before commencement.
- Undertake electrical installation condition report (EICR).
- Carry out Gas Safe inspection of heating and gas installation.
- CCTV survey of below-ground drainage.
- Undertake any further investigations required before construction.

2. *Roofing Works*

- Repair defects to the main pitched roof.
- Replace defective mortar bedding and ridge pointing.
- Remove moss and clean roof coverings.
- Repair and/or replace defective flat roof flashings.
- Replace flat roof coverings where required.
- Repair chimney flashings and soakers.

3. *Chimneys*

- Repoint chimney stacks using appropriate lime mortar.
- Repair chimney flaunching.
- Replace defective lead flashings.
- Repair or replace chimney cappings where necessary.

4. *Rainwater Goods*

- Clean all gutters and downpipes.
- Repair leaking gutter joints.
- Ensure effective rainwater disposal.

5. External Envelope

- Repair defective brickwork and pointing.
- Remove non-breathable masonry paint where specified.
- Repoint masonry using compatible mortar.
- Repair damaged windows.

6. Internal Refurbishment

- Remove defective lath and plaster ceilings and replace.
- Repair internal plaster.
- Full internal redecoration.
- Repair timber joinery.
- Install fire-rated internal doors.
- Repair damp affected areas following remedial works.

7. Kitchen & Bathrooms

- Replace kitchen units, worktops and appliances.
- Replace sanitaryware.

8. Mechanical, Electrical & Plumbing (MEP)

- Test existing electrical installation.
- Rewire property if required following EICR.
- Replace consumer unit where necessary.
- Install smoke and heat detectors.
- Replace lead water supply pipework.
- Test plumbing installation and undertake necessary repairs.

9. Damp Remediation

- Undertake damp treatment following specialist survey.
- Repair associated plaster finishes.
- Reinstate decorations following damp works.

10. Drainage

- Repair drainage defects identified through CCTV survey.
- Repair or replace defective underground drainage.
- Reinstate disturbed surfaces.

11. External Works

- Landscape gardens.
- Repair retaining walls and boundary walls where required.
- Repair paths, paving and external steps.
- Clear vegetation affecting the building.

Contractor Requirements

The successful contractor shall:

- Provide all labour, plant, materials, supervision and temporary works.
- Comply with UK Building Regulations and CDM Regulations 2015.
- Coordinate specialist subcontractors.
- Provide warranties, test certificates and commissioning documentation.
- Maintain site safety, security and housekeeping throughout the project.

Expression of Interest

Interested firms should submit:

- Company profile.
- Details of relevant projects completed within the last five years.
- Company registrations and certifications.
- Insurance details.
- Client references.
- Primary contact person and contact details.

Evaluation Criteria

Submissions will be assessed based on:

- Relevant experience and technical capability.
- Quality of previous work.
- Project team and resources.
- Health and safety performance.
- Financial capacity.
- Overall value for money.

Submission

Project: Refurbishment and Restoration – 22 Hertford Road, London N2 9BU

Submission Deadline: 7 August 2026

Email: London.finance@foreign.gov.mv

Subject: *Expression of Interest – Refurbishment & Restoration Tender – 22 Hertford Road*

Proposals submitted after the closing date will not be accepted.

For queries, please contact the High Commission on 020 7224 2135.

30 July 2026