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Tender

PP-10183a Hornchurch Academy Trust Facilities Management Open Framework

HORNCHURCH ACADEMY TRUST

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

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Scope

Reference

PP-10183a

Description

This Invitation to Tender (“ITT”) has been issued by Place Group Limited as Procurement Agent of Hornchurch Academy Trust (“the Client”). You are invited by the Client to tender for a position on an Open Framework for the provision of various Facilities Management requirements in accordance with this ITT, including the following categories:

- a. Category 1: Catering Services
- b. Category 2: Cleaning Services
- c. Category 3: Waste Services
- d. Category 4: Grounds Maintenance

- e. Category 5: Security Services
- f. Category 6: Leisure Management
- g. Category 7: Furniture and Fit Out
- h. Category 8: Laundry and Linen Services
- i. Category 9: Hard Facilities Management Services
- j. Category 10: Total Facilities Management

The Open Framework will act as a scheme of frameworks that provides for the award of successive frameworks on substantially the same terms. The first framework shall be for a period of 2 years, with each successive framework being for a period of 3 years, with the final framework expiring at the end of the period of eight years beginning with the day on which the first framework under the scheme is awarded.

The estimated contract value for this framework over the full potential 8-year period of the open framework is £830,000,000 excluding VAT / £996,000,000 including VAT.

The framework shall include both mini-competition and direct award without further competition options for undertaking call-offs, as further detailed in the specification and tender documentation.

A Framework Levy is to be paid by the Supplier, calculated as a fixed percentage of the contract value for the initial term of each Call-Off Contract (prior to any deductions and exclusive of VAT), with the applicable fixed percentage being determined by the contract value (ranging from 5% to 0.35% dependent on contract value in line with the tender documentation).

The anticipated number of Suppliers to be appointed to each category can be found in the ITT documentation.

Further information on the framework and its method of operation can be found in the attachments to this ITT, which can be accessed under project reference PP-10183a via the In-Tend portal at <https://in-tendhost.co.uk/placegroup/>

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £830,000,000 excluding VAT
- £996,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2028
- Possible extension to 1 June 2029
- 3 years, 1 day

Description of possible extension:

The extension date is to the maximum length of the first framework in the Open Framework scheme in accordance with the Procurement Act if the open framework was not re-opened after 2 years or if the reopening becomes delayed. However, the intention is that the first framework shall be for a period of 2 years, with each successive framework being for a period of 3 years, with the final framework expiring at the end of the period of eight years beginning with the day on which the first framework under the scheme is awarded.

Main procurement category

Services

Contract locations

- UK - United Kingdom
- UKC - North East (England)
- UKC1 - Tees Valley and Durham
- UKC2 - Northumberland and Tyne and Wear
- UKD - North West (England)
- UKD1 - Cumbria
- UKD3 - Greater Manchester
- UKD4 - Lancashire
- UKD6 - Cheshire
- UKD7 - Merseyside
- UKE - Yorkshire and the Humber
- UKE1 - East Yorkshire and Northern Lincolnshire
- UKE2 - North Yorkshire
- UKE3 - South Yorkshire
- UKE4 - West Yorkshire
- UKF - East Midlands (England)
- UKF1 - Derbyshire and Nottinghamshire
- UKF2 - Leicestershire, Rutland and Northamptonshire
- UKF3 - Lincolnshire
- UKG - West Midlands (England)
- UKG1 - Herefordshire, Worcestershire and Warwickshire
- UKG2 - Shropshire and Staffordshire
- UKG3 - West Midlands

- UKH - East of England
- UKH1 - East Anglia
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UKI - London
- UKI3 - Inner London - West
- UKI4 - Inner London - East
- UKI5 - Outer London - East and North East
- UKI6 - Outer London - South
- UKI7 - Outer London - West and North West
- UKJ - South East (England)
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire
- UKJ2 - Surrey, East and West Sussex
- UKJ3 - Hampshire and Isle of Wight
- UKJ4 - Kent
- UKK - South West (England)
- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area
- UKK2 - Dorset and Somerset
- UKK3 - Cornwall and Isles of Scilly
- UKK4 - Devon
- UKL - Wales
- UKL1 - West Wales and the Valleys
- UKL2 - East Wales

- UKM - Scotland
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM6 - Highlands and Islands
- UKM9 - Southern Scotland
- UKN - Northern Ireland
- UKN0 - Northern Ireland

Not the same for all lots

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

Lot 1. Category 1: Catering Services

Description

The Catering services category shall cover the provision of outsourced catering and food retail services to Customers, including supply and provision of meals and catering hospitality services, and delivery of on-site catering and food and drink retail services for Customers.

Lot value (estimated)

- £0 excluding VAT

- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 55500000 - Canteen and catering services
- 55520000 - Catering services
- 55000000 - Hotel, restaurant and retail trade 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. Category 2: Cleaning Services

Description

The Cleaning services category shall cover provision of outsourced cleaning for Customers in all forms, including but not limited to general cleaning, window cleaning, external cleaning, deep cleaning, specialist cleaning and decontamination services.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 98341130 - Janitorial services
- 98341140 - Caretaker 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 3. Category 3: Waste Services

Description

The Waste services category shall cover the provision of waste collection and disposal services for all forms of waste, including but not limited to general waste, recycling, food waste, hygiene waste, confidential waste, hazardous waste, mixed waste (including skips), Waste Electrical and Electronic Equipment, and furniture waste (including furniture containing Persistent Organic Pollutants). The services may also include the provision of applicable waste receptacles for the services.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 90500000 - Refuse and waste related 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 4. Category 4: Grounds Maintenance

Description

The Grounds Maintenance services category shall cover the provision of horticultural and other related grounds maintenance and landscaping requirements for Customers, including but not limited to landscaping, grass cutting and lawn maintenance, tree maintenance, maintenance of beds, hedges, trees and hard surfaces, weed and invasive species control, leaf and litter clearance, and maintenance of sports areas including but not limited to natural pitches, high quality grass, athletics, all weather and certain other types of artificial sports pitches

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 77314000 - Grounds maintenance services
- 77300000 - Horticultural 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 5. Category 5: Security Services

Description

The Security services category shall cover provision of a range of security services to Customers, including but not limited to locking and unlocking duties, keyholding, static guarding services, mobile patrols, escorting services, alarm and CCTV monitoring and call-out services, event security services, reception manning services, canine security services and security risk assessments and security consultancy. This category may also include the maintenance and installation of security systems including but not limited to access systems and controls, security fencing, alarm systems, and locks.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 79710000 - Security 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 6. Category 6: Leisure Management

Description

The Leisure Management category shall cover a range of outsourced leisure operator services for leisure facilities, including but not limited to operation of leisure centres and/or sports and leisure facilities, and lettings management.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 92610000 - Sports facilities operation 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 7. Category 7: Furniture and Fit Out

Description

The Furniture and Fit Out category shall cover the provision of furniture and building fit out services to Customers, including supply, delivery and installation of furniture, furniture

design and fit out services, and repair, maintenance, transportation, removal and replacement of furniture as required by the Customer.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 39000000 - Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products

Same for all lots

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

Lot 8. Category 8: Laundry and Linen Services

Description

The Laundry and Linen Services category shall cover provision of services relating to laundry and linen to public sector organisations, including but not limited to standard wash and laundry services, linen hire and management and specialist laundry services.

Lot value (estimated)

- £0 excluding VAT

- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 98311100 - Laundry-management services
- 98310000 - Washing and dry-cleaning 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 9. Category 9: Hard Facilities Management Services

Description

The Hard Facilities Management services category shall cover provision of a range of maintenance, inspection, testing, monitoring and repair services relating to the physical structure and facilities of the Customer's Premises and Locations, including but not limited to statutory testing services, planned preventative maintenance, reactive maintenance and repair and replacement/minor works services for building facilities, structures and installations such as mechanical and electrical infrastructure, gas, heating, plumbing, water and other elements of the building.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 71315000 - Building services
- 50000000 - Repair and maintenance services
- 71315400 - Building-inspection services
- 71334000 - Mechanical and electrical engineering services
- 71630000 - Technical inspection and testing 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 10. Category 10: Total Facilities Management

Description

The Total Facilities Management services category shall cover Call-Off Contracts where the Customer is procuring multiple services across the other Categories within this framework under a single Call-Off Contract, or where the Customer is procuring a Supplier to manage a large suite of Facilities Management services across their estate (which may include additional facilities management related site staffing and services). The Total Facilities Management category may involve a combination of both hard and soft facilities management services as a comprehensive approach to managing and maintaining their Premises and Locations.

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 79993100 - Facilities management services
- 79993000 - Building and facilities management services

Same for all lots

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

Framework

Open framework scheme end date (estimated)

1 June 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

5%

Further information about fees

A Framework Levy is to be paid by the Supplier, calculated as a fixed percentage of the contract value for the initial term of each Call-Off Contract (prior to any deductions and exclusive of VAT), with the applicable fixed percentage being determined by the contract value (ranging from 5% to 0.35% dependent on contract value in line with the tender documentation).

The table of fixed percentage fees can be found as part of the tender documentation.

Framework operation description

This framework contract will be accessed by two means of award – Mini-Competition and Direct Award without Further Competition. Both Mini Competition and Direct Award without Further Competition may be utilised against any available Category.

Customers may use conditions of participation for selection for Call-Off Contracts under the framework where permitted within the Procurement Act 2023.

The full conditions for mini-competition and direct award, and pricing models to be utilised can be found in the specification as part of the tender documentation.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

The Framework shall be open for use by the following classifications of Contracting Authority throughout all administrative regions of the UK: UK public sector bodies (and any future successors to these organisations), which include schools, academies, multi academy trusts, RBCs, DfE school buying hubs, colleges, universities, Central government departments and their arm's length bodies and agencies, non-departmental public bodies, NHS bodies and local authorities (county, unitary, district, borough, parish, town), devolved administrations, fire service, police service, transport services, buying consortiums and charities, Schools, Academies, Academy Trusts, RBCs, school buying

hubs, colleges, universities, central government departments and agencies, non-departmental public bodies, NHS bodies and local authorities, devolved administrations, fire service, police service, buying consortiums and charities.

Full details are included in the tendering documentation.

Participation

Legal and financial capacity conditions of participation

Lot 1. Category 1: Catering Services

Lot 2. Category 2: Cleaning Services

Lot 3. Category 3: Waste Services

Lot 4. Category 4: Grounds Maintenance

Lot 5. Category 5: Security Services

Lot 6. Category 6: Leisure Management

Lot 7. Category 7: Furniture and Fit Out

Lot 8. Category 8: Laundry and Linen Services

Lot 9. Category 9: Hard Facilities Management Services

Lot 10. Category 10: Total Facilities Management

As detailed in Part A of the ITT documentation, and in the supplier response form.

Technical ability conditions of participation

Lot 1. Category 1: Catering Services

Lot 2. Category 2: Cleaning Services

Lot 3. Category 3: Waste Services

Lot 4. Category 4: Grounds Maintenance

Lot 5. Category 5: Security Services

Lot 6. Category 6: Leisure Management

Lot 7. Category 7: Furniture and Fit Out

Lot 8. Category 8: Laundry and Linen Services

Lot 9. Category 9: Hard Facilities Management Services

Lot 10. Category 10: Total Facilities Management

As detailed in Part A of the ITT documentation, and in the supplier response form.

Particular suitability

Lot 1. Category 1: Catering Services

Lot 2. Category 2: Cleaning Services

Lot 3. Category 3: Waste Services

Lot 4. Category 4: Grounds Maintenance

Lot 5. Category 5: Security Services

Lot 6. Category 6: Leisure Management

Lot 7. Category 7: Furniture and Fit Out

Lot 8. Category 8: Laundry and Linen Services

Lot 9. Category 9: Hard Facilities Management Services

Lot 10. Category 10: Total Facilities Management

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

2 February 2026, 5:00pm

Tender submission deadline

13 February 2026, 12:00pm

Submission address and any special instructions

Tender responses, and all clarifications and correspondence, must be submitted using Intent portal through which the procurement will be managed, under project reference PP-10183a: <https://in-tendhost.co.uk/placegroup>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 April 2026

Award criteria

Name	Description	Type
Simple description	80% Quality, 20% Price. Full details of the award criteria and sub-criteria can be found in the tender documentation.	Price

Weighting description

80% Quality, 20% Price. Full details of the award criteria and sub-criteria can be found in the tender documentation.

Other information

Payment terms

As per the framework and call-off contract terms within the tendering documentation.

Description of risks to contract performance

Please see section 7 of Part A of the tender documentation for details of contract risks and dependencies.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://in-tendhost.co.uk/placegroup>

Tender documentation and all correspondence will be managed via the InTend portal under project reference PP-10183a. Please register on the portal and express interest in the project to access the tender documentation.

Contracting authority

HORNCHURCH ACADEMY TRUST

- Companies House: 10760863

Whybridge Junior School Blacksmiths Lane

Essex

RM13 7AH

United Kingdom

Email: finance@hornchurchacademy.org.uk

Region: UKI52 - Barking & Dagenham and Havering

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Place Group Limited

Summary of their role in this procurement: Procurement Agent on behalf of client

- Companies House: 04395705

The Regent, Chapel Street

Penzance

TR18 4AE

United Kingdom

Contact name: Jessica Brydon

Email: jessica.brydon@place-group.com

Region: UKK30 - Cornwall and Isles of Scilly

Contact organisation

Contact [Place Group Limited](#) for any enquiries.