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Award

Provision of Non PFI FM Services

Salisbury NHS Foundation Trust

F15: Voluntary ex ante transparency notice

Notice identifier: 2023/S 000-004198

Procurement identifier (OCID): ocds-h6vhtk-03a4bd

Published 10 February 2023, 2:13pm

Section I: Contracting authority/entity

I.1) Name and addresses

Salisbury NHS Foundation Trust

Odstock Road

Salisbury

SP2 8BJ

Contact

Ryan.Evans

Email

RYAN.EVANS9@NHS.NET

Country

United Kingdom

Region code

UKK15 - Wiltshire CC

Internet address(es)

Main address

<https://www.salisbury.nhs.uk/>

Buyer's address

<https://www.salisbury.nhs.uk/>

I.6) Main activity

Other activity

Facility Management - Health Care

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Non PFI FM Services

II.1.2) Main CPV code

- 79993100 - Facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Non PFI FM Services, making up 8% of FM services to the Trust.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £10,266,220

II.2) Description

II.2.2) Additional CPV code(s)

- 79993000 - Building and facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

Main site or place of performance

Great Western Hospital Swindon

II.2.4) Description of the procurement

To deliver final 8% of FM services in line with the 92% delivered under the PFI agreement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Application of Regulation 32

The Trust is in a position to enter into an 81 month contract till 4th October 2029, with Serco Ltd if one of the exemptions from tendering set out in Regulation 32 applies. In this instance the Trust wishes to utilise Regulation 32(2)(b) to award a contract to Serco Ltd.

Regulation 32(2)(b) is the sole supplier exemption and applies where:

- The services can only be supplied by a particular supplier as competition is absent for technical reasons ("Test 1")
- There is no other reasonable alternative or substitute available ("Test 2"); and
- The Trust has not artificially narrowed the parameters of the procurement in order to attempt to rely on the exemption ("Test 3").

Test 1: The services can only be supplied by a particular supplier as competition is absent for technical reasons:

- Serco Ltd own and maintain security and access controls across the PFI site. Introduction of secondary systems is not feasible.

- Serco Ltd supply Porters and Cleaners to the PFI site, these are easily extended to the non PFI buildings, retaining Patient Care and Experience. TUPE would not be feasible as we would be restricting staff to Non PFI Buildings meaning we are no longer able to utilise them in the PFI buildings.

- Serco Ltd are responsible for design / architectural faults across the new Non PFI buildings, introduction of a secondary vendor would create accountability issues.

Test 2: There is no other reasonable alternative or substitute available

- Due to GDPR constraints, information would not be shared between the PFI incumbent Serco and any other vendors in non PFI. This would result in two entirely separate entities operating across one Trust, separately managed – with no intention of working together.
- Areas situated between the PFI and non PFI buildings would suffer ambiguity on coverage, with unclear boundaries on the ground, as basic examples transport of medicines and linen would have start and end points as would pest control. This would require handover on boundary lines constantly throughout the day. Meaning staff will be stood waiting for arrivals or collections of handovers across all services provided – a direct impact on Patient Care and Experience.

Test 3: The Trust has not artificially narrowed the parameters of the procurement in order to attempt to rely on the exemption

- 92% of FM services by Spend are covered by the THC / Serco Ltd PFI FM Services contract. Only 8% of Services are contestable for tender. This is not attractive to the market.
- A secondary vendor would result in the requirement of new equipment, such as but not limited to; trolleys and mops for cleaning to cages for Portering, an entirely new access control system and a new CCTV security system, all of which the Trust does not have capital budget to achieve. The investments required from another Vendor to deliver this equipment in conjunction with the service required would not be a sustainable business model within Trust budget.
- The contract is anticipated to cover Trust through to the end of the PFI agreement, and as such it is not deemed to be narrowing the provision down to rely on the regulation 32 exemption.
- There is an intention for a full procurement process to be run for complete services across the site at the end of the PFI agreement in October 2029. Subject to not bringing services in house.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

10 February 2023

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

SERCO LIMITED

Serco House, 16 Bartley Wood Business Park, Hook. Hampshire.

Hook

RG27 9UY

Email

Flona.London@serco.com

Country

United Kingdom

NUTS code

- UKJ37 - North Hampshire

National registration number

00242246

Internet address

<http://www.serco.com>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £10,266,220

Lowest offer: £10,266,220 / Highest offer: £10,266,221 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Great Western Hospitals NHS Foundation Trust

Marlborough Road

Swindon

SN3 6BB

Country

United Kingdom

Internet address

<https://www.gwh.nhs.uk/>