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Tender

London Borough of Havering - Compliance Works & Services

London Borough of Havering

F02: Contract notice

Notice identifier: 2025/S 000-006985

Procurement identifier (OCID): ocds-h6vhtk-04e750

Published 21 February 2025, 4:16pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Havering

Town Hall, Main Road

Romford

RM1 3BB

Contact

Shelley Wood

Email

Shelley.wood@lumensol.co.uk

Telephone

+44 7342933523

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<https://www.havering.gov.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/131121>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=90817&B=LUMENSOL

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=90817&B=LUMENSOL

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

London Borough of Havering - Compliance Works & Services

Reference number

L124

II.1.2) Main CPV code

- 71630000 - Technical inspection and testing services

II.1.3) Type of contract

Services

II.1.4) Short description

London Borough of Havering is looking to procure suitable providers to deliver Compliance Works and Services across six Lots:

- a) Lot 1 – Asbestos Surveys
- b) Lot 2 – Asbestos Works
- c) Lot 3 – Fire Risk Assessments
- d) Lot 4 – Fire Servicing, Maintenance and Minor Works
- e) Lot 5 – Lift Servicing & Maintenance
- f) Lot 6 – Water Hygiene

The contract will be for an initial term of ten years with optional extensions of a maximum further five years to 31st March 2040

II.1.5) Estimated total value

Value excluding VAT: £80,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 4

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

The same supplier cannot win both:

a) Lot 1 and Lot 2

b) Lot 3 and Lot 4

Should a supplier bid for, and be successful, in both Lots 1 & 2 or Lots 3 & 4 they will be awarded the Lot in which they scored highest and the remaining Lots will be awarded to the second placed bidder for that Lot.

II.2) Description

II.2.1) Title

Asbestos Surveys

Lot No

1

II.2.2) Additional CPV code(s)

- 71317000 - Hazard protection and control consultancy services
- 71700000 - Monitoring and control services
- 79212000 - Auditing services
- 71600000 - Technical testing, analysis and consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver Asbestos Surveys.

Within scope of this Contract is delivery of asbestos management surveys, bulk sampling and analysis and re-inspection.

All responsibility in relation to identification and management of asbestos shall be the Providers.

In addition, the Provider will be responsible for holding, maintaining and updating the asbestos register as set out in the Term Brief – Information and Communications Technology.

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of ten years, with a maximum optional extension of five years.

London Borough of Havering are following the open procurement procedure in accordance with the Public Contracts Register 2015.

Full information can be found in the attached tender documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £22,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

20 October 2025

End date

31 March 2040

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional contract extension of up to five years after initial term of 10 years to 31st March 2040

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmes work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. should the strategic Alliance be formed, there will be a need for the Provider to work both with and in a sub-contract arrangement for some of these other Providers

II.2) Description

II.2.1) Title

Asbestos Works

Lot No

2

II.2.2) Additional CPV code(s)

- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver Asbestos works and removals.

The services required by this contract include asbestos repair, encapsulation and removal.

All responsibility in relation to identification and management of asbestos shall be the Providers.

In addition, the Provider will be responsible for holding, maintaining and updating the asbestos register as set out in the Term Brief – Information and Communications Technology

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of ten years, with a maximum optional extension of five years.

London Borough of Havering are following the open procurement procedure in accordance with the Public Contracts Register 2015.

Full information can be found in the attached tender documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £10,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

20 October 2025

End date

31 March 2040

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional contract extension of up to five years after initial term of 10 years to 31st March 2040

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmes work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. should the strategic Alliance be formed, there will be a need for the Provider to work both with and in a sub-contract arrangement for some of these other Providers

II.2) Description

II.2.1) Title

Fire Risk Assessments

Lot No

3

II.2.2) Additional CPV code(s)

- 71315200 - Building consultancy services
- 71630000 - Technical inspection and testing services
- 75251110 - Fire-prevention services

- 79212000 - Auditing services
- 79417000 - Safety consultancy services
- 71313410 - Risk or hazard assessment for construction

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver Fire Risk Assessments.

The services required by this contract include delivery of Fire Risk Assessments (FRAs) in Havering properties.

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of ten years, with a maximum optional extension of five years.

London Borough of Havering are following the open procurement procedure in accordance with the Public Contracts Register 2015.

Full information can be found in the attached tender documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £8,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

20 October 2025

End date

31 March 2040

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional contract extension of up to five years after initial term of 10 years to 31st March 2040

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmes work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. should the strategic Alliance be formed, there will be a need for the Provider to work both with and in a sub-contract arrangement for some of these other Providers

II.2) Description

II.2.1) Title

Fire Servicing, Maintenance and Minor Works

Lot No

4

II.2.2) Additional CPV code(s)

- 45312100 - Fire-alarm system installation work
- 31625000 - Burglar and fire alarms

- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 35111500 - Fire suppression system
- 50700000 - Repair and maintenance services of building installations
- 31518200 - Emergency lighting equipment
- 44115500 - Sprinkler systems
- 44165000 - Hoses, risers and sleeves
- 45343000 - Fire-prevention installation works
- 90731700 - Carbon dioxide monitoring services
- 38431200 - Smoke-detection apparatus
- 90731500 - Toxic gas detection services
- 42512510 - Dampers
- 50222100 - Repair and maintenance services of dampers
- 35111000 - Firefighting equipment
- 35111300 - Fire extinguishers
- 45343200 - Firefighting equipment installation work
- 45343210 - CO2 fire-extinguishing equipment installation work
- 45343220 - Fire-extinguishers installation work
- 50413200 - Repair and maintenance services of firefighting equipment

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver Compliance works.

The services required by this contract includes but is not limited to:

- a) Automatic Opening Vents
- b) CO, heat and smoke alarms
- c) Emergency lighting
- d) Fire detection and alarms
- e) Fire dampers
- f) Fire Door Checks
- g) Fire extinguishers and other firefighting equipment
- h) Lightning protection systems
- i) Risers
- j) Sprinklers.
- k) Minor adhoc remedials

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of ten years, with a maximum optional extension of five years.

London Borough of Havering are following the open procurement procedure in accordance with the Public Contracts Register 2015.

Full information can be found in the attached tender documentation

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £30,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

20 October 2025

End date

31 March 2040

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional contract extension of up to five years after initial term of 10 years to 31st March 2040

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmes work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. should the strategic Alliance be formed, there will be a need for the Provider to work both with and in a sub-contract arrangement for some of these other Providers

II.2) Description

II.2.1) Title

Lift Servicing & Maintenance

Lot No

5

II.2.2) Additional CPV code(s)

- 42416000 - Lifts, skip hoists, hoists, escalators and moving walkways
- 42416100 - Lifts
- 45313000 - Lift and escalator installation work
- 45313100 - Lift installation work
- 50750000 - Lift-maintenance services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver Lift Servicing and Maintenance.

The services required by this contract includes, but is not limited to:

- a) Routine maintenance, repair and adjustment of any part of the lift should it fail or be worn beyond adequate adjustment. Any replacements or repairs shall be of a standard equal to the original installation.
- b) All technical and associated administrative actions that will maintain the lifts in a condition where they can perform their required function (materials included except where excluded as a variation)
- c) Ensuring the safe and efficient operation of the lift/lifts, the Provider shall clean, lubricate, adjust, realign, replace consumable parts, carry out further investigations, detailed checks using special tools and basic fault finding.
- d) All lift equipment located within the lift well, machine room and on landings etc.
- e) All lighting (including emergency lighting function monthly test) associated with the lifts, lift well, machine room and lift car enclosure (including replacing lamps where required).

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of ten years, with a maximum optional extension of five years.

London Borough of Havering are following the open procurement procedure in accordance with the Public Contracts Register 2015.

Full information can be found in the attached tender documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £5,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

20 October 2025

End date

31 March 2040

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional contract extension of up to five years after initial term of 10 years to 31st March 2040

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmes work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. should the strategic Alliance be formed, there will be a need for the Provider to work both with and in a sub-contract arrangement for some of these other Providers

II.2) Description

II.2.1) Title

Water Hygiene

Lot No

6

II.2.2) Additional CPV code(s)

- 45232430 - Water-treatment work
- 71600000 - Technical testing, analysis and consultancy services
- 90733000 - Services related to water pollution
- 90711500 - Environmental monitoring other than for construction
- 31161400 - Primary water systems
- 44611500 - Water tanks
- 71317000 - Hazard protection and control consultancy services
- 71700000 - Monitoring and control services
- 71800000 - Consulting services for water-supply and waste consultancy

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

London Borough of Havering are seeking expressions of interest from suitably skilled and experienced suppliers to deliver Compliance works.

The services required by this contract include Legionella testing and remedial works.

The successful provider will enter into contract with London Borough of Havering utilising a TAC-1 for an initial term of ten years, with a maximum optional extension of five years.

London Borough of Havering are following the open procurement procedure in accordance with the Public Contracts Register 2015.

Full information can be found in the attached tender documentation

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £5,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

20 October 2025

End date

31 March 2040

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional contract extension of up to five years after initial term of 10 years to 31st March 2040

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

Havering are procuring a series of contracts which may work under a Strategic Alliance to deliver, reactive, cyclical and programmes work to Havering properties to support them in delivering their ambition of carbon neutrality by 2040. should the strategic Alliance be formed, there will be a need for the Provider to work both with and in a sub-contract arrangement for some of these other Providers

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As outlined in each accompanying Term Brief

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As detailed in accompanying tender documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

14 April 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

14 April 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

London Borough of Havering reserve the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the services at its sole discretion. London Borough of Havering shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with London Borough of Havering shall be incurred entirely at that applicant's/tenderer's risk.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the aware of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom