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Contract

AT1318 Facilities Management Hart House & Morton House, Luton

Luton Council

F03: Contract award notice

Notice identifier: 2025/S 000-007049

Procurement identifier (OCID): ocids-h6vhtk-04c1c1

Published 24 February 2025, 9:40am

Section I: Contracting authority

I.1) Name and addresses

Luton Council

Town Hall, George Street

Luton

LU1 2BQ

Contact

Mrs Caroline Sturman

Email

caroline.sturman@luton.gov.uk

Country

United Kingdom

Region code

UKH21 - Luton

Internet address(es)

Main address

<http://www.luton.gov.uk>

Buyer's address

<http://www.luton.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

AT1318 Facilities Management Hart House & Morton House, Luton

Reference number

DN752403

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Procured by Luton Council on behalf of Luton Rising.

Morton House and Hart House are two office developments that form part of the Luton

Rising estate. Both on Kimpton Road in Luton, they offer flexible working space and meeting

rooms for local organisations. Hart House is a grade 2 listed building and established as a

multi office facility with existing tenants and users. Morton House is a brand-new

development to open early in 2025 which will provide a high-quality office environment,

onsite café and a number of flexible working areas, and public access. Both offices can be

used for a one off meeting or as long term tenancy.

We need one Provider who can provide a fully serviced and maintained office environment,

offering a safe, clean and inviting working and meeting space. Services to include full

cleaning of entire estate during the day and after-hours, 24-hour security and monitoring,

receptionist cover 5 working days a week for both sites, laundry service so showers are accessible, car parking management and monitoring, visitor welcome and induction, managing meeting room bookings, engaging and liaising with all users and tenants to be sure they have the best experience, working with Luton Rising to actively maximise revenue through bookings, full facilities management of both buildings including cleaning, repairs, furniture movements.

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: £1,084,045

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH21 - Luton

II.2.4) Description of the procurement

Procured by Luton Council on behalf of Luton Rising.

Morton House and Hart House are two office developments that form part of the Luton Rising estate. Both on Kimpton Road in Luton, they offer flexible working space and meeting

rooms for local organisations. Hart House is a grade 2 listed building and established as a multi office facility with existing tenants and users. Morton House is a brand-new development to open early in 2025 which will provide a high-quality office environment, onsite café and a number of flexible working areas, and public access. Both offices can be

used for a one off meeting or as long term tenancy.

We need one Provider who can provide a fully serviced and maintained office environment,

offering a safe, clean and inviting working and meeting space. Services to include full cleaning of entire estate during the day and after-hours, 24-hour security and monitoring, receptionist cover 5 working days a week for both sites, laundry service so showers are accessible, car parking management and monitoring, visitor welcome and induction, managing meeting room bookings, engaging and liaising with all users and tenants to be sure

they have the best experience, working with Luton Rising to actively maximise revenue through bookings, full facilities management of both buildings including cleaning, repairs, furniture movements.

II.2.5) Award criteria

Cost criterion - Name: Cost and Quality / Weighting: 100

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

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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-038879](#)

Section V. Award of contract

Contract No

AT1318 Facilities Management @ Hart & Morton House

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

24 February 2025

V.2.2) Information about tenders

Number of tenders received: 18

Number of tenders received from SMEs: 10

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 18

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

V.2.3) Name and address of the contractor

ETHOS FARM LIMITED

AYLESBURY

Country

United Kingdom

NUTS code

- UKH21 - Luton

The contractor is an SME

No

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

Total value of the contract/lot: £1,084,045

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

HIGH COURT OF JUSTICE

LONDON

Country

United Kingdom