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Tender

Water Safety: Risk Assessments and Monitoring and Remedials

THE GUINNESS PARTNERSHIP LIMITED

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

Notice identifier: 2026/S 000-007627

Procurement identifier (OCID): ocds-h6vhtk-060df8 ([view related notices](#))

Published 28 January 2026, 2:00pm

Scope

Reference

PRJ1000226

Description

This tender comprises two national lots, both related to water safety, as detailed below:

Lot 1: Legionella Risk Assessments:

- a. To undertake and maintain Legionella Risk Assessments (LRAs) to all applicable Guinness properties in accordance with the specification,
- b. To provide access to an online web-portal for viewing LRAs

Lot 2: Monitoring and Remedial Works:

- a. To undertake water safety monitoring activities in accordance with the written scheme identified by separate LRA Contractor and update logbook;

b. To undertake remedial works identified from LRA's conducted by a separate contractor and monitoring regime;

c. To provide access to an online web-portal for viewing online water temperature logbooks, and progress with remedial works;

Each lot is for the provision of National Services/Works. Bidders must clearly indicate the contract lot(s) for which they are submitting a tender in the Tender Certificate.

There are no restrictions on the number of lots a bidder may submit a tender for; however, a bidder will be awarded no more than one (1) lot.

In the event that a single bidder achieves the highest overall evaluation score for both lots, Lot 2 shall take precedence. In such circumstances, the bidder will be awarded Lot 2, and Lot 1 will be awarded to the next highest-ranked tenderer for that lot.

A separate contract will be awarded for each lot, and each lot shall be awarded to one bidder.

Total value (estimated)

- £3,033,333 excluding VAT
- £3,640,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 30 June 2031
- Possible extension to 30 June 2033
- 7 years

Description of possible extension:

The proposed contract term is 5-year, with the option of 2 annual extensions.

Main procurement category

Services

Contract locations

- UKC - North East (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

There are no restrictions on the number of lots a bidder may submit a tender for; however, a bidder will be awarded no more than one (1) lot.

In the event that a single bidder achieves the highest overall evaluation score for both lots, Lot 2 shall take precedence. In such circumstances, the bidder will be awarded Lot 2, and Lot 1 will be awarded to the next highest-ranked tenderer for that lot.

A separate contract will be awarded for each lot, and each lot shall be awarded to one bidder.

Not the same for all lots

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

Lot 1. Legionella Risk Assessments

Description

- a. To undertake and maintain Legionella Risk Assessments (LRAs) to all applicable Guinness properties in accordance with the specification
- b. To provide access to an online web-portal for viewing LRAs

Lot value (estimated)

- £700,000 excluding VAT
- £840,000 including VAT

CPV classifications

- 41110000 - Drinking water
- 44611500 - Water tanks
- 71315300 - Building surveying services
- 71800000 - Consulting services for water-supply and waste consultancy

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. Legionella Monitoring and Remedial Works

Description

- a. To undertake water safety monitoring activities in accordance with the written scheme identified by separate LRA Contractor and update logbook;
- b. To undertake remedial works identified from LRA's conducted by a separate contractor and monitoring regime;
- c. To provide access to an online web-portal for viewing online water temperature logbooks, and progress with remedial works;

Lot value (estimated)

- £2,333,333 excluding VAT
- £2,800,000 including VAT

CPV classifications

- 41110000 - Drinking water
- 44611500 - Water tanks
- 45246410 - Flood-defences maintenance works
- 50700000 - Repair and maintenance services of building installations

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot 1. Legionella Risk Assessments

Lot 2. Legionella Monitoring and Remedial Works

Evidence of the Participant's economic and financial standing to deliver the Contract by satisfying the following criteria:

- Lot 1: Minimum turnover of £240,000 for each of the last 2 accounting periods (or for the period available if less than three years of trading)
- Lot 2: Minimum turnover of £800,000 for each of the last 2 accounting periods (or for the period available if less than three years of trading)

Economic and Financial Standing -

Evidence of the Participant's economic and financial standing to deliver the Contract by satisfying both of the following criteria:

- A "Risk Assessment Report" will be carried out through Dun and Bradstreet. Participants must have an Impact of Supplier Failure Score of 50 or above.

Where a Participant fails to meet the risk assessment criteria and or the turnover requirement, a further financial assessment will be conducted. The assessment will consist of applying recognised accounting ratios, as shown in Appendix B, to understand a Participant's financial health. Each ratio will be rated either red, amber, neutral or green depending on the outcome of the ratio. The assessment of red, neutral or green for each ratio is shown in Appendix B.

A supplier will be awarded a "fail" score where Guinness identifies through its assessment that the Participant's accountancy ratios flag one or more 'Red' risk indicators. Guinness reserves the right to reject from this process Participants that are awarded one "fail" score.

Guinness may, however, at its discretion at this stage carry out further enquiries into the Participant's financial position. Taking into account the context of the risk, the availability and the appropriateness, affordability and reasonableness of any risk mitigation measures, Guinness will make a final decision on whether the Participant's financial risk position is acceptable within this context.

Where a Participant is relying on another member of the bidding group/consortium or any subcontractors or other security to meet the economic and financial standing criteria, confirmation that the relevant person or entity is willing to provide a guarantee or other security if required.

Guinness reserves the right to reassess the Participant's Economic and Financial Standing throughout the procurement process and/or Contract term. Any successful supplier will be subject to a further financial assessment as described above, prior to any award of contract.

Insurance -

Commitment that the Participant can secure insurances as follows:

- o Employers Liability insurance of £5 million (five million pounds) for each and every claim;
- o Public Liability Insurance of £10 million (ten million pounds) for each and every claim;
- o Professional Indemnity Insurance of £2 million (two million pounds) for each and every claim

Technical ability conditions of participation

Lot 1. Legionella Risk Assessments

Lot 2. Legionella Monitoring and Remedial Works

Technical and Professional Ability

Evidence that the Participant can meet the technical and professional ability criteria set out in the Procurement Documents, evidenced through the Participant either:

- Having delivered at least three previous or current national contracts of a relevant size, geographies, scope and nature, including planned and reactive activities, relevant to the Contract being tendered. Examples to be from the past three years. Older examples may

be considered where necessary. Where bidding as a group / consortium, examples should be where one or more group / consortium members have delivered similar requirements. If this is not possible, up to three examples should be provided from the principal members of the group. Where a Participant is proposing to subcontract a portion of the contract, provide relevant examples where one or more of the essential subcontractors have delivered similar requirements (separate examples are not required from each subcontract).

Or,

- Where the Participant cannot provide at least one example which otherwise provides a sufficient level of evidence to meet all of the criteria above, that the Participant is able to demonstrate the required professional and technical capacity to deliver the Contract requirements through other means. This may include, for example, an explanation of how experience gained through the delivery of multiple regional or sub-national contracts demonstrates the capacity, organisational capability, resources and systems required to deliver services on a national basis, including across the Authority's operational regions. Any such explanation must be based on experience and information provided within the Participant's submission and must not introduce new examples or contracts.
- If sub-contracting, demonstration that the Participant has appropriate arrangements and supply chain management tracking systems in place for maintaining a healthy supply chain, ensuring performance of the contract and adherence to the UK Prompt Payment Code (or equivalent schemes) (Q6.3).

Skills & Qualifications -

For this process, Participants must have the following:

Lot 1: Legionella Risk Assessments

As a minimum, Legionella Risk Assessors shall hold:

- A City & Guilds Legionella Risk Assessment qualification (or equivalent recognised qualification);
- A minimum of two (2) years' demonstrable experience in water hygiene and Legionella risk assessment;
- City & Guilds / Water Management Society (WMSoc) - Practical Legionella Risk Assessment: Hot & Cold-Water Systems (or equivalent);
- WMSoc W037 - HTM 04-01: Managing and Controlling the Risk of Waterborne Pathogens in Water Systems (or equivalent);

- Level 3 Legionella Awareness for Responsible Persons, where the assessor is providing advice to the Duty Holder, Responsible Person, or supporting the development of Written Schemes.

Equivalent qualifications will be considered where the Consultant can demonstrate that they meet or exceed the competence and learning outcomes of the qualifications listed above.

Lot 2: Monitoring and Remedial Works

As a minimum, operatives undertaking monitoring and remedial activities shall hold:

- BOHS P900 - Legionella Control in Water Systems or a comparable City & Guilds water hygiene qualification;
- A minimum of two (2) years' demonstrable practical experience in water hygiene monitoring and remedial works;
- A recognised plumbing or mechanical services qualification, where undertaking intrusive or mechanical remedial works (including but not limited to valve replacement, pipework alterations, calorifier works, TMV servicing, tank works and system modifications).
- Supervisory staff responsible for planning, quality control and technical oversight shall hold sufficient qualifications, experience and training to demonstrate competence in managing Legionella control works and interpreting ACOP L8 requirements.
- WMSoc W037 - HTM 04-01: Managing and Controlling the Risk of Waterborne Pathogens in Water Systems (or equivalent);
- Level 3 Legionella Awareness for Responsible Persons, where the assessor is providing advice to the Duty Holder, Responsible Person, or supporting the development of Written Schemes.

Equivalent qualifications will be accepted where the Contractor can demonstrate that competence and learning outcomes meet or exceed those specified above.

Organisational Standards -

For this process, Participants must have the following:

Lot 1_ Legionella Risk Assessments:

- ISO 9001 - Quality Management System.

- ISO 45001 - Occupational Health and Safety Management System.
- ISO 14001 - Environmental Management System.
- Be a full member of the Legionella Control Association (LCA)
- ISO/IEC 17020 or equivalent to be added for LRAs

Lot 2_ Monitoring and Remedial Works:

- ISO 9001 - Quality Management System.
- ISO 45001 - Occupational Health and Safety Management System.
- ISO 14001 - Environmental Management System.

Particular suitability

Lot 1. Legionella Risk Assessments

Lot 2. Legionella Monitoring and Remedial Works

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

5 March 2026, 11:59pm

Submission address and any special instructions

<https://supplierlive.proactisp2p.com/Account/Login>

From the Proactis home page, select "Opportunities" and filter the "Customer Name" to

"The Guinness Partnership".

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 May 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Payment terms

As described in the Procurement Documents.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Engagement was carried out prior to preliminary market engagement notices being available.

Contracting authority

THE GUINNESS PARTNERSHIP LIMITED

- Companies House: IP031693
- Public Procurement Organisation Number: PBNQ-4523-TMYT

7th Floor, 350 Euston Road

London

NW1 3AX

United Kingdom

Email: procurement@guinness.org.uk

Region: UKI31 - Camden and City of London

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)