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Tender

## **Provision of Hard Facilities Management Services**

ORIEL ESTATES SERVICES LLP

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

Notice identifier: 2026/S 000-008586

Procurement identifier (OCID): ocids-h6vhtk-05e4b2 ([view related notices](#))

Published 30 January 2026, 3:35pm

### **Scope**

### **Description**

Oriel is a joint initiative between Moorfields Eye Hospital NHS Foundation Trust, the UCL Institute of Ophthalmology, and Moorfields Eye Charity. Together, all services at

Moorfields Eye Hospital on City Road and the UCL Institute of Ophthalmology on Bath Street, will be relocated to a new, integrated centre in Camden.

This move is a transformative opportunity to create a world-leading

centre for eye care, research, and education. Harnessing clinical care and research expertise under one roof in a new fit-for-purpose centre will enable closer collaboration between clinicians and researchers to speed up the delivery of treatments and therapies for patients. The centre will deliver the highest-quality clinical care, research and education in an environment that

promotes innovation.

As a new development, Oriel requires the procurement of a comprehensive Hard Services Facilities Management (FM) solution to make the building fully operational. This service will

encompass all engineering hard services related to the building's infrastructure, including:

- Planned preventive maintenance
- Reactive repairs
- Project works
- Statutory compliance activities

This scope covers the building infrastructure only and excludes any hospital operational or clinical equipment used directly in patient care.

### **Total value (estimated)**

- £18,625,000 excluding VAT
- £22,350,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 16 December 2026 to 15 December 2031
- Possible extension to 15 December 2034
- 8 years

Description of possible extension:

1 x optional extension period of two (2) years. Plus another further optional

extension period of one (1) year.

## **Main procurement category**

Services

## **CPV classifications**

- 79993100 - Facilities management services

## **Contract locations**

- UK - United Kingdom

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## **Submission**

### **Enquiry deadline**

20 February 2026, 10:00am

### **Submission type**

Requests to participate

### **Deadline for requests to participate**

20 February 2026, 10:00am

## **Submission address and any special instructions**

To express interest and participate in  
the tender, please register and apply  
via Atamis e-sourcing portal  
<https://health->

[family.force.com/s/Welcome](https://health-family.force.com/s/Welcome)

Should Tenderers have any queries, or  
having problems using the portal, they  
should contact Helpdesk at:

Phone: 0800 9956035

E-mail: [support-health@atamis.co.uk](mailto:support-health@atamis.co.uk)

(mailto:[support-health@atamis.co.uk](mailto:support-health@atamis.co.uk))

Please note that all communication will  
take place via the Atamis portal.

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Suppliers to be invited to tender**

Maximum 7 suppliers

Selection criteria:

Pass / Fail questions and Scored Questions

### **Award decision date (estimated)**

31 July 2026

### **Recurring procurement**

Publication date of next tender notice (estimated): 1 December 2033

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### **Award criteria**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Quality	Quality	60%
Commercial	Cost	30%
Social Value	Quality	10%

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### **Other information**

#### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Competitive flexible procedure

### **Competitive flexible procedure description**

Competitive Flexible Procedure under the new Procurement Act 2023. This will be a multi stage process:

Stage 1 - Invitation to Participate - PSQ/ Supplier Information Questionnaire.

The Authority will undertake a review of the completed PSQ with reference to any information held on the Central Digital Platform. Responses to any conditions of participation, including pass/fail questions and scored questions, will be assessed in accordance with the selection process and any selection criteria as set out in

the Tender Documentation.

The assessment of these responses will identify the seven (7) highest ranking Suppliers who will be invited to participate in Stage 2, Stage 3 and Stage 4.

Stage 2 - Invitation to Submit Initial Tender.

The seven (7) highest-ranked tenderers that have not been excluded from the procurement process at Stage 1 will be invited to participate in the Initial Tender. The Initial Tender will not be scored and will serve solely as the basis for the Feedback Meeting Stage

(Stage 3). However, the seven (7) highest-ranked Tenderers are still required to complete the relevant questionnaires and documentation.

Stage 3 - Feedback Meetings (not scored)

Meetings will be held with each Tenderer to provide feedback relative to their Initial Tender.

Stage 4 - Invitation to submit a Best and Final Offer (BAFO)

Following the completion of Stage 3, the tenderers that have not been excluded from the procurement process will be invited by the Contracting Authority to submit Best and Final Offer

(BAFO) Tenders

The Authority reserves the right to refine any specific award criteria during the Procurement (in accordance with section 24 of the Procurement Act 2023).

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## **Contracting authority**

### **ORIEL ESTATES SERVICES LLP**

- Companies House: OC444176
- Public Procurement Organisation Number: PBJL-1191-MJDH

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London

EC1V 2PD

United Kingdom

Email: [rf.ppstenders@nhs.net](mailto:rf.ppstenders@nhs.net)

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - central government