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Contract

London Borough of Lambeth Block Cleaning and Concierge Services Contract

London Borough of Lambeth

F03: Contract award notice

Notice identifier: 2022/S 000-011699

Procurement identifier (OCID): ocds-h6vhtk-029df5

Published 5 May 2022, 1:27pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

Contact

Folashade Duyile

Email

FDuyile@lambeth.gov.uk

Country

United Kingdom

NUTS code

UKI45 - Lambeth

National registration number

n/a

Internet address(es)

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/18>

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

London Borough of Lambeth Block Cleaning and Concierge Services Contract

Reference number

LBL/WS4/ML

II.1.2) Main CPV code

- 90900000 - Cleaning and sanitation services

II.1.3) Type of contract

Services

II.1.4) Short description

The London Borough of Lambeth is seeking a supplier to undertake a holistic cleaning and concierge service to its 33 839 council-owned homes borough - wide, including the routine and ad hoc cleaning of communal areas, housing estates and other buildings within the borough — together with ad hoc ancillary housing management services, emergency response, graffiti removal, deep clean, pressurised water cleaning and Fire Risk Assessments (FRA) and Related Remedial Actions services, waste (bulk refuse and fly tipping) removal/ disposal services and the Concierge Service. The contract will be for the whole borough and the contract value is set out below. The contract will be for a period of six (6) years, with two separate possible extensions of four (4) years each. The maximum total possible Contract Period is fourteen (14) years (i.e. 6 + 4 + 4). The maximum contract value allowing for ad hoc and routine work is £99,050,000.00 for the maximum 14 year period.

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: £608,578,403

II.2) Description

II.2.2) Additional CPV code(s)

- 90500000 - Refuse and waste related services
- 90510000 - Refuse disposal and treatment
- 90610000 - Street-cleaning and sweeping services
- 90640000 - Gully cleaning and emptying services
- 90690000 - Graffiti removal services
- 90911000 - Accommodation, building and window cleaning services

II.2.3) Place of performance

NUTS codes

- UKI45 - Lambeth

II.2.4) Description of the procurement

The London Borough of Lambeth is seeking a supplier to undertake a holistic cleaning and concierge service to its 33 839 council-owned homes borough-wide, including the cleaning of communal areas, housing estates and other buildings — together with ancillary housing management services. The scope of the works to be undertaken in this contract includes but is not restricted to:

- Cleaning of Internal Communal Areas (i.e. areas inside the boundaries of buildings);
- Welfare areas on estates;
- Low level flat roofs;
- Gullies (excluding all those on highways and adjacent to refuse / bin chambers);
- Drains, downpipes and gutters;
- Window Cleaning;
- Graffiti Removal;
- Ad hoc Deep Cleans including refuse / bin chambers;
- Ad hoc Pressurised Water Cleaning, including the Cleaning of Refuse Chutes;
- Dealing with Emergencies;

- Fire Risk Assessments (FRA) and Related Remedial Actions; and
- The Concierge Service.

The above services consist of those that are required on a regular planned basis to maintain a clean and safe environment and those that are required on a reactive basis to deal with specific situations and emergencies.

It is currently anticipated that the proposed Block Cleaning and Concierge Contract will start on the 01 October 2021, and will be for a period of six (6) years, with two separate possible extensions of four (4) years each. The total possible Contract Period is fourteen (14) years (i.e. 6 + 4 + 4).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The contract will be for six (6) years with the option, as set out in contract terms, of two separate possible extensions of four (4) years each.

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

Restricted 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: [2021/S 000-005764](#)

Section V. Award of contract

Contract No

1

Title

LBL/WS4/ML - BCC – Block Cleaning and Concierge

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 January 2022

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

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

V.2.3) Name and address of the contractor

Pinnacle FM

8th Floor Holborn Tower 137-144 High Holborn

London

WC1V 6PL

Country

United Kingdom

NUTS code

- UKI32 - Westminster

The contractor is an SME

No

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

Lowest offer: £608,578,403 / Highest offer: £802,323,233 taken into consideration

Section VI. Complementary information

VI.3) Additional information

The Transfer of Undertakings (Protection of Employment) Regulations 2006 ('TUPE') will apply on the award of this contract. There are approximately 192 employees providing the current cleaning and concierge service who will have protection and transfer rights under TUPE in the event of a change of contractor.

The Council is committed to pay equality and in this regard, all employees (interim and permanent; full time and part time; PAYE and contract) associated with this contract must be paid at least the current London Living Wage as the same may change over the term. This also applies to any subcontractor staff that spend at least half of their time on this contract.

VI.4) Procedures for review

VI.4.1) Review body

The High Court

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The High Court

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

Precise information on deadline(s) for review procedures: in accordance with Regulations 86 of the Public Contracts Regulations 2015 (as amended), the authority will incorporate a minimum 10 calendar day standstill period starting from the date when the contract award was notified to bidders. Unsuccessful bidders will be provided with information in the 'Award Decision Notice' at the start of the standstill period including details of their bid in relation to the winning bid comprising the reasons for the decision, the characteristics and relative

advantages of the successful tender, the scores of the economic operators and the name of the economic operator to be awarded the contract. Bidders have a right of appeal provided for within the Public Contracts Regulations 2015 (as amended). Any such proceedings must be brought in the High Court of England and Wales.

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

Cabinet Office

70 Whitehall

London

SW1 2AS

Country

United Kingdom