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Tender

1334 - bpha - Cleaning Services

bpha Limited

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

Notice identifier: 2025/S 000-013237

Procurement identifier (OCID): ocds-h6vhtk-04fdb0 ([view related notices](#))

Published 4 April 2025, 5:42pm

Scope

Reference

1334

Description

bpha is inviting Tenders from suitably qualified and experienced providers for the delivery of a comprehensive cleaning service contract that supports the organisation's commitment to maintaining safe, clean, and welcoming environments for its customers, employees, and stakeholders. The successful contractor will deliver a wide-ranging set of cleaning services across bpha's residential estate, communal areas, and office accommodation. The scope of the contract encompasses, but is not limited to: Communal Area Cleaning: Regular cleaning of internal communal spaces including lobbies, stairwells, hallways, lifts, corridors, skirting boards, light fittings, handrails, door panels, and mailboxes across multiple residential blocks. This includes both routine and periodic cleaning tasks to maintain high levels of hygiene and presentation. Window Cleaning: Internal and external cleaning of windows and associated glazing systems, including frames and sills, to all designated buildings. External window cleaning is required on a quarterly basis, while internal glazing will be cleaned monthly. Locations include both low-rise and high-rise properties as detailed in the specification documents. Bin Store

Cleaning: Internal and external cleaning of bin storage areas including the removal of litter and debris, sweeping and mopping floors, wiping walls and ceilings for cobwebs, cleaning door frames and windows, and reporting any fly-tipping or hazardous waste. Facade, Ledge and External Feature Cleaning: Periodic cleaning of building facades and architectural features such as ledges, ensuring a well-maintained and aesthetically pleasing external appearance. Gutter Clearance: Routine gutter cleaning to prevent blockages and maintain proper rainwater drainage. This includes inspection and safe clearance of gutters and associated rainwater goods on applicable buildings. Office Cleaning: Daily and periodic cleaning services to bpha's head office facility, including workspaces, meeting rooms, kitchens, WCs, and communal areas, ensuring a clean and professional working environment for employees and visitors. This service is a critical component in bpha's wider asset and estate management strategy and plays a central role in ensuring health and safety, environmental cleanliness, resident satisfaction, and visual presentation standards are maintained across its portfolio. Contractors will be expected to work in alignment with bpha's organisational values and to demonstrate how their service delivery approach will contribute to the client's vision of delivering "Quality Homes and Connected Communities." The contract will be let as a single lot and will run for an initial term of three (3) years, with the option to extend for up to two (2) additional 12-month periods, subject to satisfactory performance and at the discretion of the Client. The maximum contract duration will therefore be five (5) years. This procurement will be undertaken using the Open Procedure under the Procurement Act 2023 and associated Regulations 2024. The estimated annual contract value is in the region of £[insert figure] per annum, but this is indicative only and subject to change depending on final requirements. The total estimated value of the contract across the maximum five-year term is £[insert total value]. The procurement documents provide full details of the service standards, specifications, and performance requirements, and outline the evaluation methodology and contractual terms. TUPE is expected to apply, and relevant employee information will be shared with Bidders under separate cover subject to appropriate confidentiality undertakings. This is a strategically important contract for bpha and represents a key opportunity for service providers with the capability, capacity, and commitment to deliver high-quality, responsive, and resident-focused cleaning services.

Total value (estimated)

- £4,567,757.38 excluding VAT
- £5,481,308.86 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 1 September 2028
- Possible extension to 1 September 2030
- 4 years, 11 months, 1 day

Description of possible extension:

The contract will be let for an initial period of three (3) years, with the option to extend for two (2) additional 12-month periods, subject to satisfactory performance and at bpha's sole discretion.

Main procurement category

Services

CPV classifications

- 90911200 - Building-cleaning services
- 90911100 - Accommodation cleaning services
- 90911300 - Window-cleaning services
- 90914000 - Car park cleaning services
- 90918000 - Bin-cleaning services
- 90919200 - Office cleaning services
- 90920000 - Facility related sanitation services

Contract locations

- UKJ - South East (England)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

18 April 2025, 5:00pm

Tender submission deadline

5 May 2025, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=92536&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 July 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 April 2029

Award criteria

Name	Description	Type	Weighting
Quality	Further details of quality criteria are available in the procurement documents.	Quality	60%
Price	A full pricing framework and schedule is available in the procurement documents.	Price	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

bpha Limited

- Public Procurement Organisation Number: PMNG-1377-TBMJ

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Organisation type: Public authority - sub-central government