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Planning

Hard Facilities Management Services

London Borough of Southwark

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-013469

Procurement identifier (OCID): ocds-h6vhtk-064af3 ([view related notices](#))

Published 13 February 2026, 2:13pm

Scope

Reference

DN805727

Description

Hard Facilities Management Services

Southwark council is undertaking Preliminary Market Engagement (PME) to inform the development of its upcoming procurement for Hard Facilities Management (Hard FM) services across its operational estate.

This engagement aims to understand current market capability, delivery models, innovation opportunities and commercial considerations to support the design of a proportionate and competitive procurement procedure under the Procurement Act 2023.

This notice does not formally commence a procurement process. Participation in PME is voluntary and will not confer any advantage or disadvantage in any future tender.

Scope of the Requirement

The council intends to procure a Hard FM service covering (indicative scope):

- Statutory inspection, testing, and compliance
- Planned preventative maintenance (PPM) aligned to SFG20
- Reactive maintenance
- Asset management and lifecycle planning
- Engineering services across mechanical, electrical and building fabric
- CAFM system integration and reporting
- Social Value

The final scope may be refined following PME.

Total value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 31 March 2032
- Possible extension to 31 March 2034
- 7 years

Main procurement category

Services

CPV classifications

- 79993000 - Building and facilities management services

Contract locations

- UKI44 - Lewisham and Southwark

Engagement

Engagement deadline

2 March 2026

Engagement process description

Proposed Procurement Approach

The council anticipates using a two stage Competitive Flexible Procedure under the Procurement Act 2023. This will include:

- Stage 1: Conditions of Participation (selection stage)
- Stage 2: Full tender stage with detailed technical and commercial evaluation

Preliminary Market Engagement (PME) feedback will help shape the specification, KPIs, commercial model, and procurement structure.

PME Activities

The council intends to undertake the following engagement activities:

- Supplier questionnaire - response by 12:00 noon on 02/03/2026
- Supplier briefing session - 12:00-13:00 on 24/02/2026
- One to one technical discussions (subject to demand) 25 and 26/02/2026

All suppliers will receive the same core information. Insights gathered will be anonymised and used solely to inform the procurement design.

How to Participate

Suppliers interested in participating in PME should register their interest via:

<https://procontract.due-north.com/>

Upon registration, suppliers will receive:

- PME briefing document containing a Supplier questionnaire to complete and return and details of a scheduled engagement briefing session

All communication regarding this PME must be submitted through the Council's e tendering portal, ProActis: <https://procontract.due-north.com/>

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

20 April 2026

Contracting authority

London Borough of Southwark

- Public Procurement Organisation Number: PXTW-7647-VDLV

Southwark Council

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SE1 2QH

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Contact name: Russell Burnaby

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Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government