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Award

UCLH-1051 - 250 Euston Road Catering Concession Contract Project Ref:

University College London N H S Foundation Trust

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-015332

Procurement identifier (OCID): ocids-h6vhtk-02c357

Published 5 July 2021, 11:23am

Section I: Contracting authority/entity

I.1) Name and addresses

University College London N H S Foundation Trust

250 Euston Road

LONDON

NW12PG

Contact

Martin Gibson

Email

martin.gibson2@nhs.net

Telephone

+44 2034475079

Country

United Kingdom

NUTS code

UKI3 - Inner London – West

Internet address(es)

Main address

www.uclh.nhs.uk

Buyer's address

www.uclh.nhs.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

UCLH-1051 - 250 Euston Road Catering Concession Contract Project Ref:

Reference number

UCLH-1051

II.1.2) Main CPV code

- 55500000 - Canteen and catering services

II.1.3) Type of contract

Services

II.1.4) Short description

Continued provision of staff cafe provision at UCLH NHS Foundation Trust Headquarters, 250 Euston Road, London, NW1 2PG.

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: £143,494

II.2) Description

II.2.2) Additional CPV code(s)

- 55500000 - Canteen and catering services

II.2.3) Place of performance

NUTS codes

- UKI3 - Inner London – West

II.2.4) Description of the procurement

This notice is to inform the marketplace that UCLH plan to extend the current contract for the staff cafe provision at its HQ site, 250 Euston Road, London, NW1 2PG from April 1st 2022 to end 31st March 2024.

This is beyond the original permitted extensions allowable under the terms of the current contract arrangements.

Further information relating to the contract:

The incumbent, Perfect Touch Enterprise Ltd (trading as 'L'Express') (the "Incumbent") was awarded a 3 year contract in 2015 with 2 x12 month extension options under the Concession Contracts Regulations.

The current contractual arrangement was due for renewal on 1st April 2021 and a tender process commenced in January 2020 with a new contract planned to commence 1st April 2021.

However, due to the impact of covid 19 pandemic UCLH suspended normal procurement activities to concentrate on supporting the covid 19 response. The retender process was put on hold for 12 months and the Incumbent's contract extended for the period 1st April 2021 to 31st March 2022 to allow for the tender process to recommence in January 2021.

The Current Position:

Due to two national lockdowns and ongoing social distancing rules during the pandemic, the current footfall at the 250 Euston Road site has significantly reduced, with the majority of the admin and clerical workforce remaining working from home. This is supported by the senior management at UCLH and will continue in to the immediate future.

UCLH have the right to terminate the lease at 250 Euston Road at the end March 2024. It is unlikely that this will be the case; however, this is yet to be decided.

Within any tender process UCLH would need to ensure that the right to bring all service provision contracts at the 250 Euston Road site to an end at this date is retained, should UCLH break the 250 Euston Road lease.

The current position of the retail food sector has been also been considered and a number of operators within the sector have been consulted. The opinions of these operators was such that currently they would not be interested in tendering for an opportunity such as this, due to: the lack of footfall at the 250 Euston Road site; the lack of return on investment considering the limited contract term in relation to the lease arrangements at 250 Euston Road; and the current uncertainty surrounding the retail food sector.

Commercial information:

The Incumbent's turnover for 2020 was £413,015/pa compared to £712,845/pa for 2019.

The Incumbent is charged a flat fee of £71,747 annually (£5,979 per month) for the lease at 250 Euston Road.

Therefore UCLH will be awarding a further extension to the Incumbent to continue providing the café service provision for the period 1st April 2022 to 31st March 2024.

It is envisaged that a new tender process will commence in the Spring of 2023 and be advertised in accordance with the prevailing regulations at that time. By this time it is expected that the retail food sector and footfall at the 250 Euston Road will have returned to normal levels, and a decision to exit or remain at the site will have been reached.

During this period UCLH will conduct annual reviews to reassess the market position, understand the decision to continue with the building lease and have a better understanding of footfall at 250 Euston Road.

-End-

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award procedure without prior publication of a concession notice in the cases listed below

- The works or services can be provided only by a particular economic operator for the following reason:
 - absence of competition for technical reasons

Explanation:

UCLH will be awarding a further extension to the Incumbent to continue providing the café service provision for the period 1st April 2022 to 31st March 2024.

It is envisaged that a new tender process will commence in the Spring of 2023 and be advertised in accordance with the prevailing regulations at that time. By this time it is expected that the retail food sector and footfall at the 250 Euston Road will have returned to normal levels, and a decision to exit or remain at the site will have been reached.

During this period UCLH will conduct annual reviews to reassess the market position, understand the decision to continue with the building lease and have a better understanding of footfall at 250 Euston Road.

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: [2015/S 132-243850](#)

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Perfect Touch Enterprise Ltd (trading as 'L'Express')

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £143,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

UCLH NHS Foundation Trust

London

Country

United Kingdom