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Planning

002522 Estates Maintenance

British Library

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

Notice identifier: 2025/S 000-021726

Procurement identifier (OCID): ocids-h6vhtk-051469

Published 15 May 2025, 1:07pm

Scope

Reference

002522

Description

Preliminary market engagement for this contract has closed - see Engagement process description' for details

The Library is seeking to appoint a professional supplier to fulfil its Estates Maintenance contract.

The contract covers the delivery of:

- Mechanical & Electrical (M&E) services (both planned preventative maintenance (PPM) and reactive)
- Environmental services

- Fabric maintenance services (both PPM and reactive)
- Accommodation services
- Associated services

The Contract shall cover services across the Library's entire portfolio, currently at St Pancras and Boston Spa.

It is envisaged that the initial term of the contract will be 5 years, with an optional extension period of up to 5 years.

Total value (estimated)

- £97,291,666.70 excluding VAT
- £116,750,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 30 June 2031
- Possible extension to 30 June 2036
- 10 years

Main procurement category

Services

CPV classifications

- 50000000 - Repair and maintenance services

Contract locations

- UKE - Yorkshire and the Humber
 - UKI - London
-

Engagement

Engagement deadline

19 November 2024

The engagement was carried out before this notice was published.

Engagement process description

Preliminary market engagement took place prior to the commencement of the Procurement Process with a range of suppliers.

The engagement had two elements:

- 1.A published online survey
- 2.A range of suppliers attending short, structured interviews.

The market engagement notice can be found here:

<https://www.find-tender.service.gov.uk/Notice/028930-2024?origin=SearchResults&p=1>

A range of Suppliers were invited to attend short interviews of 30 minutes over MS Teams.

The following questions were posed:

- 1.In terms of procurement construct and information provided what, from your

perspective, supports the most level playing field for all suppliers during a Procurement Process relating to Estates Maintenance?

2.What elements would you consider to reduce the risk of post tender changes to the tendered price?

3.We are considering removing project works over a certain value from the contract. What is your perspective on this and do you have examples of clients who operate this model successfully?

4.We are considering removing semi comprehensive element from the contract and moving to a managed fund? What constructs from your perspective best ensures supplier and client remain aligned to cap costs and drive value rather than drive revenue

5.We understand suppliers' bid - no bid process. What criteria may stop you from tendering and conversely what may attract you to an opportunity?

6.We are considering tendering the estate geographically in two lots. Would you bid for the lots individually and what are your perspectives on this?

7.Can you articulate the differences in terms of contract solutioning and investment the difference between a 5-year and a 10-year term?

Supplier perspectives from these interviews were reported to the Project Board and, alongside other considerations, supported the development of the Procurement Process.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

5 June 2025

Contracting authority

British Library

- Public Procurement Organisation Number: PCXZ-9362-XQJM

96 Euston Road

London

NW1 2DB

United Kingdom

Email: procurement@bl.uk

Region: UKI31 - Camden and City of London

Organisation type: Public authority - central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

NELLER DAVIES LIMITED

Summary of their role in this procurement: Technical advisors into the procurement process.

- Companies House: 05553543
- Public Procurement Organisation Number: PBLG-3536-LGRT

21 Lovett Green

Bedford

MK45 4SP

United Kingdom

Email: solutions@nellerdavies.com

Website: <http://www.nellerdavies.com>

Region: UKH25 - Central Bedfordshire

Contact organisation

Contact British Library for any enquiries.