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Tender

Contract 94 - Legionella Surveying, Analysis and Remedial Works Framework

North Tyneside Borough Council

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

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Scope

Reference

OPEN2025758

Description

North Tyneside Council (the 'Authority') is seeking tenders to enter into a framework agreement (Framework) for the delivery of Legionella surveying and analysis and Legionella remedial works its non-residential buildings (hereinafter referred to as the Works).

The nature of the non-residential premises will include, but not be limited to, education premises, commercial premises and public buildings. These premises may be owned and operated by the Authority, their business partners and private enterprises. The Buildings are

all located within the Borough of North Tyneside and their opening hours will vary due to the nature of their operation. Any restrictions and access to premises will be advised at the point of notification by the Authority and their representatives.

The Contractor should ensure that they have adequate resources to meet the needs of the Contract, where the majority of planned works at educational premises will be scheduled to be undertaken during school holiday periods.

For the purposes of the CDM regulations 2015, generally North Tyneside Council (the Authority) will act as Principal Contractor. The Authorised Officer is the Authority staff member or representative, authorised to request works to be undertaken with the terms of the Contract.

There are 2 lots under this framework. Lot 1 - Surveying and Analysis Works, Lot 2 - Remedial Works

Commercial tool

Establishes a framework

Total value (estimated)

- £500,000 excluding VAT
- £500,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 31 August 2027
- Possible extension to 31 August 2029
- 4 years

Description of possible extension:

2 x 12 month extensions available

Main procurement category

Services

Contract locations

- UKC22 - Tyneside

Lot constraints

Description of how multiple lots may be awarded:

Suppliers can bid for 1 or more lots no restrictions

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Surveying and Analysis Works

Description

The Contractor will be required to work to the current LCA standard for the delivery of consultancy services, including but not limited to:

- Legionella Risk Assessments
- Written Control Schemes
- Gap Analysis
- Building Specific Breakout Policy
- Microbiological Testing
- RIDDOR and Outbreak Event Guidance, if required
- Temperature monitoring

The Authority will provide a programme of works to the Contractor to be completed on a monthly basis. The Contractor will be responsible for making arrangements directly with the building users to gain access and complete the assessment. The Authority will then agree, at the pre start meeting, the date of the following month by which all reports and invoices shall be received.

The Authority will then review the reports received and determine which remedial works should be carried out. The remedial works will be carried out by the successful contractor in Lot 2.

Lot value (estimated)

- £300,000 excluding VAT
- £300,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 90000000 - Sewage, refuse, cleaning and environmental services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Legionella Remedial Services

Description

The Contractor will be required to carry out maintenance services in accordance including, but not limited to:

- Systems containing hot and cold water services
- Flushing
- Temperature monitoring
- Water sampling
- Shower head cleans in accordance with the Authority's schedule
- Tank inspections and cleans
- TMV

The Authority will contact the Contractor on a job-by-job basis and provide a copy of the LRA assessment completed, together with instructions on the remedial works to be completed and a timeframe for the completion of such works. Contractors should note that the

Authority will not pay for site visits when a copy of the Legionella Risk Assessment identifying the required work has been provided.

The Contractor must provide a quote in line with framework rates to the Authority within seven days for approval by the Authority. No work should be carried out before approval is given and a purchase order is raised.

Whilst it is anticipated that most Works should be completed between 8.00am and 4.30pm, because of the nature of the Works the Authority requires the Contractor to be able to provide a 24 hour service.

All works are to be fully completed on the first visit and invoiced the next working day following attendance, and the Contractor will be required to provide a written report and photographs of the Works completed. Waste transfer notes, if applicable, must also be provided with the payment application. The Authority will not accept part invoices for initial attendances and will only arrange payment once each raised job is completed.

If the work cannot be completed, the Contractor shall provide an update including lead in times for any replacement parts required when providing the written report the working day following the initial attendance. The Contractor shall also provide a return date to complete the outstanding work. Any quote for follow up works should be sent within two working days of the initial attendance.

Any re-call works shall be carried out free of charge to the Authority. If the Contractor does not complete the works within the agreed timescales the Authority reserves the right to recharge the Contractor or appoint an alternative Contractor.

Where any Works outside the scope of the Specification are noted by the Contractor during the execution of the Contract, then this work shall be notified to the Authority in writing, prior to carrying out such work.

Lot value (estimated)

- £200,000 excluding VAT
- £200,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 90700000 - Environmental services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

1 In order to be appointed to this framework, following evaluation your organisation must be ranked 1 - 3.

Award of individual Call-off contracts under the Framework Agreement

Lot 1 - Surveying and Analysis Works

The Contractor providing best value, ranked number 1, from the initial tender results, will be awarded the Works for the first twenty-four months of the Framework. On occasion, if the

value of the work is not clear or the Authority considers it necessary, it may decide to carry out a Mini Competition with all Framework Suppliers to ensure value for money.

Prices and Rankings will remain fixed for the first twenty-four months (two years) of the framework. During the Framework the Authority reserves the right to carry out Benchmarking at 12 monthly intervals (6 monthly intervals in year 3 and 4 should the extension option be utilised) with Ranked 2 and 3 Framework Suppliers and where necessary will carry out a Price refresh Mini Competition which will be issued to all Framework Suppliers. Depending on the outcome of any Price Refresh Mini Competition the ranking order may change.

During the Framework, using the Ranking order, the Contractor will be offered the Work firstly to the Rank 1 Contractor. If the Rank 1 Contractor declines the offered work, it will then trigger the Works to be offered to the Contractor next in Rank order as a Direct Award.

Lot 2 - Remedial works

The Contractor providing best value, ranked number 1, from the initial tender results, will be awarded the Works for the first twenty-four months of the Framework. On occasion, if the value of the work is not clear or the Authority considers it necessary, it may decide to carry out a Mini Competition with all Framework Suppliers to ensure value for money.

Rankings will remain fixed for the first twenty four months (two years) of the framework. Thereafter, for years three and four - if the extension option is utilised - a Mini Competition (Annual Refresh) will be carried out for the commencement of year three. The ranking order on the framework may change after the Mini Competition (Annual Refresh) and it is anticipated that the prices and rankings will remain fixed for the second twenty four months (two years) of the framework.

At twelve monthly intervals during the initial term of the Framework, however, the Authority reserves the right to benchmark any Works Prices received from the rank 1 Contractor. Where necessary, the Authority may request Prices from the rank 2 and rank 3 Contractors to benchmark and confirm the Authority is getting continued value for money. After benchmarking, and if the Authority considers it necessary, the Authority will carry out a biannual Price refresh and the ranking order may change as detailed in the paragraph 'Mini Competition (Annual Refresh)'. Within years three and four, if the extension option is utilised, the Authority reserves the right to carry out benchmarking exercises every six months if appropriate.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. Surveying and Analysis Works

Lot 2. Legionella Remedial Services

As per tender documents

Technical ability conditions of participation

Lot 1. Surveying and Analysis Works

Lot 2. Legionella Remedial Services

As per tender documents

Particular suitability

Lot 1. Surveying and Analysis Works

Lot 2. Legionella Remedial Services

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

20 June 2025, 12:00pm

Tender submission deadline

26 June 2025, 12:00pm

Submission address and any special instructions

www.open.org

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 August 2025

Award criteria

Name	Description	Type	Weighting
Price	Price criteria included in tender documents	Price	65%
Quality	Quality criteria as per tender documents	Quality	35%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<http://www.open.org>

OPEN portal for opportunity and link to tender documents

Technical specifications to be met

<http://www.open.org>

Contracting authority

North Tyneside Borough Council

- Public Procurement Organisation Number: PYBQ-4733-WWLW

Quadrant

North Tyneside

NE27 0BY

United Kingdom

Email: strategic.procurement@northtyneside.gov.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government