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Tender

Security and Cleaning Services

London Universities Purchasing Consortium

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

Notice identifier: 2025/S 000-030752

Procurement identifier (OCID): ocds-h6vhtk-0544db

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Scope

Reference

EFM5105 LU

Description

London Universities Purchasing Consortium (LUPC) is establishing a multi-supplier framework agreement for the provision of security services, cleaning services, and combined security and cleaning services. The framework will support eligible members in procuring high-quality, compliant, and cost-effective services across a variety of environments, including education, research, healthcare, cultural, and wider public sector settings. The framework is structured into three Lots: Lot 1 - Security Services Covers the provision of staffed security services, including but not limited to static guarding, mobile patrols, keyholding, alarm response, CCTV monitoring, and event security. Services may be required at sites with varied operational requirements and risk profiles. Lot 2 - Cleaning Services Encompasses the delivery of general, periodic, and specialist cleaning services. This includes deep cleaning, high-level cleaning, window cleaning, and cleaning in specialised environments such as laboratories or clinical areas. Related waste and hygiene management activities may also be included. Lot 3 - Combined Security and Cleaning Services Designed for members requiring integrated delivery of both security

and cleaning services. This Lot enables combined service provision under a single contract or coordinated management model, supporting streamlined operations and improved service continuity where appropriate. The framework will provide a compliant route to market that promotes quality, value for money, sustainability, and social value.

Commercial tool

Establishes a framework

Total value (estimated)

- £80,000,000 excluding VAT
- £96,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 10 November 2025 to 9 November 2027
- Possible extension to 9 November 2029
- 4 years

Description of possible extension:

Up to two (2) additional periods of twelve (12) months each

Main procurement category

Services

Not the same for all lots

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

Lot LOT-0001. Lot 1 Security Services

Description

This Lot covers the provision of staffed security services to support the protection of people, property, and assets across a wide range of operational settings. Services may include static guarding, mobile patrols, keyholding, alarm response, CCTV monitoring, access control, and event security. Suppliers must be capable of delivering professional, reliable, and flexible services tailored to members' varied site needs and risk profiles.

Lot value (estimated)

- £24,000,000 excluding VAT
- £28,800,000 including VAT

Framework lot values may be shared with other lots

Options

The right to additional purchases while the contract is valid.

The buyer reserves the right for additional purchases, described here, from the contractor: Individual Lot values are indicative only and provided for estimation purposes. Actual value will depend on Customers' purchasing patterns and their decisions when calling off

services. For the purposes of monitoring spend over the life of the framework agreement, the total framework value will be used to assess whether the overall spend threshold is being approached or exceeded throughout its term.

CPV classifications

- 79993100 - Facilities management services
- 79710000 - Security services
- 79711000 - Alarm-monitoring services
- 79713000 - Guard services
- 79715000 - Patrol services

Contract locations

- UK - United Kingdom
- UKH3 - Essex

Same for all lots

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

Lot LOT-0002. Lot 2 Cleaning Services

Description

This Lot covers the delivery of routine and specialist cleaning services to support safe, hygienic, and well-maintained environments. The scope includes general daily cleaning, periodic deep cleans, window and high-level cleaning, and cleaning in specialist areas such as laboratories or clinical settings. Related waste and hygiene management activities may also be included. Services must be delivered in line with members' site-

specific requirements.

Lot value (estimated)

- £32,000,000 excluding VAT
- £38,400,000 including VAT

Framework lot values may be shared with other lots

Options

The right to additional purchases while the contract is valid.

The buyer reserves the right for additional purchases, described here, from the contractor: Individual Lot values are indicative only and provided for estimation purposes. Actual value will depend on Customers' purchasing patterns and their decisions when calling off services. For the purposes of monitoring spend over the life of the framework agreement, the total framework value will be used to assess whether the overall spend threshold is being approached or exceeded throughout its term.

CPV classifications

- 79993100 - Facilities management services
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90911100 - Accommodation cleaning services
- 90911200 - Building-cleaning services

Contract locations

- UK - United Kingdom
- UKK - South West (England)

Same for all lots

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

Lot LOT-0003. Lot 3 Combined Security and Cleaning Services

Description

This Lot is designed for members requiring integrated delivery of both security and cleaning services. It enables procurement of combined services under a single contract or through a coordinated management model. The Lot supports operational efficiencies, streamlined service management, and continuity of delivery for sites where dual services are required. Suppliers must be able to manage both services effectively across a variety of settings.

Lot value (estimated)

- £24,000,000 excluding VAT
- £28,800,000 including VAT

Framework lot values may be shared with other lots

Options

The right to additional purchases while the contract is valid.

Individual Lot values are indicative only and provided for estimation purposes. Actual value will depend on Customers' purchasing patterns and their decisions when calling off services. For the purposes of monitoring spend over the life of the framework agreement,

the total framework value will be used to assess whether the overall spend threshold is being approached or exceeded throughout its term.

CPV classifications

- 79993100 - Facilities management services
- 79710000 - Security services
- 79711000 - Alarm-monitoring services
- 79713000 - Guard services
- 79715000 - Patrol services
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90911100 - Accommodation cleaning services
- 90911200 - Building-cleaning services

Contract locations

- UK - United Kingdom
- UKH3 - Essex

Same for all lots

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

1%

Further information about fees

A framework levy will apply under this agreement. The Supplier shall pay a levy equal to the percentage disclosed in the "Percentage fee charged to suppliers" section of this notice. This levy is calculated as a percentage of the Supplier's total invoiced Charges (excluding VAT) each quarter for all Call-Off Contracts awarded under the framework. The levy supports the ongoing management and administration of the framework. Full details are set out in the Framework Agreement.

Framework operation description

This framework agreement will be established with multiple suppliers and will operate in accordance with the Procurement Act 2023. All call-off contracts will be awarded through a mini-competition process. Prior to issuing an Invitation to Mini-Tender, the customer may engage with suppliers to confirm their capacity and interest in the specific opportunity. Suppliers who confirm they are unable or unwilling to participate will not be invited to that mini-competition. Each mini-competition will include a specification, timeframe, and clearly defined award criteria and their relative weightings. Tenders will be evaluated based on the Most Advantageous Tender (MAT) principle. The framework is designed to ensure transparency, fairness, and value for money, and allows for flexibility in meeting the specific needs of Customers. Call-off contracts may be entered into at any time during the framework term and will be governed by the Call-Off Terms and Conditions set out in the agreement.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Members of London Universities Purchasing Consortium (LUPC) listed on their website: <https://www.lupc.ac.uk/members/our-members/> Members of Southern Universities Procurement Consortium (SUPC) listed on their website: <https://www.supc.ac.uk/our-members/>

Participation

Legal and financial capacity conditions of participation

Lot LOT-0001. Lot 1 Security Services

Lot LOT-0002. Lot 2 Cleaning Services

Lot LOT-0003. Lot 3 Combined Security and Cleaning Services

As stated in the procurement documents

Technical ability conditions of participation

Lot LOT-0001. Lot 1 Security Services

Lot LOT-0002. Lot 2 Cleaning Services

Lot LOT-0003. Lot 3 Combined Security and Cleaning Services

As stated in the procurement documents

Particular suitability

Lot LOT-0001. Lot 1 Security Services

Lot LOT-0002. Lot 2 Cleaning Services

Lot LOT-0003. Lot 3 Combined Security and Cleaning Services

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

3 September 2025, 6:00pm

Submission type

Tenders

Tender submission deadline

12 September 2025, 5:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=94685&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 October 2025

Award criteria

Name	Description	Type	Weighting
Technical (Quality)	As stated in the procurement documents	Quality	70%
Commercial (Price)	As stated in the procurement documents	Price	30%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Competitive flexible procedure description

This procurement will be conducted using the Competitive Flexible Procedure as set out in Section 20(2)(b) of the Procurement Act 2023. The procedure will consist of an initial selection stage to assess supplier capability, followed by an invitation to tender for shortlisted suppliers. The process may include negotiation and/or clarification stages to ensure the most advantageous tender is identified. The procedure is designed to encourage innovation, ensure value for money, and support the delivery of high-quality security and cleaning services. The contracting authority reserves the right to refine the process in line with the Procurement Act 2023 and associated guidance.

Contracting authority

London Universities Purchasing Consortium

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Organisation type: Public undertaking (commercial organisation subject to public authority oversight)