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Tender

Churchill Court Total Facilities Management

London Borough of Bromley

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

Notice identifier: 2025/S 000-034498

Procurement identifier (OCID): ocds-h6vhtk-050e37 ([view related notices](#))

Published 23 June 2025, 4:32pm

Scope

Reference

DN773877

Description

The council are seeking to procure a single service provider who can provide a Total Facilities Management Service for our Civic Centre at Churchill Court in Bromley. The Civic centre provides accommodation for 1600 members of staff and a number of third-party commercial tenants who occupy various parts of Phases 1, 2, 3 and 4 to which the Council are landlord.

The service is to include but not limited to:

Hard Facilities Management

Statutory compliance, planned maintenance and reactive repairs of building fabric, services & external areas.

Soft Facilities Management

Statutory compliance, Cleaning, waste management, washroom services, window cleaning, pest control, security and reception management.

Account Management

Day to day client management and reporting, planned maintenance scheduling, help desk, CAFM and site engineers.

We require the provider to have the ability to scale up and down to adapt to the changing level of service needs.

Total value (estimated)

- £27,000,000 excluding VAT
- £32,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2041
- 15 years

Main procurement category

Services

CPV classifications

- 79993000 - Building and facilities management services

Contract locations

- UKI61 - Bromley

Participation

Technical ability conditions of participation

Bidders must have SFG20 Membership

Bidders must be committed to the use of National Schedule of Rates for the purposes of agreeing cost of repairs and hold or commit to obtaining Silver Licence to MTC QS prior to the contract start date.

Bidders must confirm and evidence they are registered on the Data Protection Public Register (ICO).

Bidders must confirm their compliance with ISO 45001 Health and Safety management standard and you are registered as a Safe Contractor, or similar, with a SSIP Health and Safety accreditation scheme.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

11 July 2025, 12:00pm

Tender submission deadline

18 July 2025, 12:00pm

Submission address and any special instructions

Tenders must be submitted through www.londontenders.org

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 October 2025

Award criteria

Name	Description	Type	Weighting
Price	1 - Knowledge and Experience 20% 2 - Contract Management 30% 3.1 - Service Delivery - PPM 10% 3.2 - Service Delivery - Repairs 10% 3.3 - Service Delivery - Helpdesk 10% 4 - Risk Management and Mitigation Strategy 15% 5 - Social Value 5%	Price	60%
Quality	1 - Knowledge and Experience 20% 2 - Contract Management 30% 3.1 - Service Delivery - PPM 10% 3.2 - Service Delivery - Repairs 10% 3.3 - Service Delivery - Helpdesk 10% 4 - Risk Management and Mitigation Strategy 15% 5 - Social Value 5%	Quality	40%

Other information

Description of risks to contract performance

Sections of the current building are unoccupied, these may, during the contract become live, for use either by the Council or a leased to a 3rd party.

The Council may undertake internal re-structuring during the lifetime of this contract, which may include some outsourcing. Options for this have been included within the tender pack, but as yet this is a known, known risk.

Any unknown risk, as yet to be establish may require an alteration by CCN to this

arrangement, including but not limited to staff restructuring or reallocation of building use.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

London Borough of Bromley

- Public Procurement Organisation Number: PBBG-1282-YCXD

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road

Bromley

BR1 1Ad

United Kingdom

Email: procurement@bromley.gov.uk

Website: <http://www.londontenders.org>

Region: UKI61 - Bromley

Organisation type: Public authority - sub-central government