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Tender

RBWM Grounds Maintenance Services

Royal Borough of Windsor & Maidenhead

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

Notice identifier: 2025/S 000-037147

Procurement identifier (OCID): ocds-h6vhtk-05202a ([view related notices](#))

Published 3 July 2025, 2:31pm

Scope

Reference

RBWMGM25

Description

RBWM is seeking a grounds maintenance service provider to provide a range of grounds maintenance services across the borough. This will include, but is not limited to: verge maintenance, grass cutting, parks and open spaces maintenance, cemeteries maintenance and handyman/handyperson services. This will be a single contract.

Total value (estimated)

- £28,418,550 excluding VAT
- £34,102,260 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 30 September 2031
- Possible extension to 30 September 2041
- 15 years, 6 months

Description of possible extension:

5+5+5

Options

The right to additional purchases while the contract is valid.

The advertised value comprises the fixed amount (£1,879,570 per annum (+ VAT) for the core services) and the known amount in respect of the first option. Without prejudice to the Authority's broader rights under the Procurement Act 2023, the Authority has the following options, created in reliance on s.74 and Sch.8(1) of the Procurement Act 2023.

Discretionary: £15,000 has been deducted from the originally envisaged budget owing to uncertainty around a Maidenhead project. In the event that this project is retained by RBWM, the Authority reserves the right to increase the financial envelope by an amount between £15,000 - £45,000 per annum (with allowances for inflation in accordance with Annex C) to support the project. In the event that it is not retained by RBWM, the Authority reserves the right to utilise this funding to top-up existing Services. This shall be priced utilising the Candidate's pricing schedule submission at substantive tender stage.

Discretionary: the Authority may have grounds maintenance requirements for Authority flooding and drainage features. The Authority reserves the right to increase the financial envelope (with allowances for inflation in accordance with Annex C) to incorporate these Services and shall be priced utilising the Candidate's pricing schedule submission at substantive tender stage.

Discretionary: Annexes B.1 and B.2 at the time of publishing this tender exclude the geography of Cookham. In the event this geography re-enters the scope of this Contract, the Authority reserves the right to increase the financial envelope (with allowances for

inflation in accordance with Annex C) to incorporate these Services and shall be priced utilising the Candidate's pricing schedule submission at substantive tender stage.

Discretionary: the Authority is proposing a 5+5+5 years Contract term and it is anticipated that the Authority may acquire new estates or land throughout this term or, otherwise, existing estates or land that have become the responsibility of the Authority. Some of these acquisitions may be significant in nature and, as such, may require significant financial increases; however, the Authority does not guarantee that these acquisitions will take place. These acquisitions may require grounds maintenance services and may be incorporated into the Contract. The Authority reserves the right to increase the financial envelope (with allowances for inflation in accordance with Annex C) and increases shall be priced utilising the Candidate's pricing schedule submission at substantive tender stage.

Discretionary: the Authority may, from time to time, have exceptional ad-hoc requirements pertaining to ceremonial events (e.g. state visits, funerals, weddings) and extreme weather events. These events may require grounds maintenance Services. The Authority cannot enumerate in advance an exhaustive list of events of this nature. The Authority may, in the first instance, re-direct the Candidate's resources. However, where required, the Authority reserves the right to make unique and temporary increases to the financial envelope - such increases shall be priced utilising the Candidate's pricing schedule submission at substantive tender stage.

Discretionary: the Authority may, from time to time, be in receipt of external funding (e.g. grant funding) that could be used to enhance the Services. The Authority reserves the right to make unique and temporary increases to the financial envelope - such increases shall be priced utilising the Candidate's pricing schedule submission at substantive tender stage.

Main procurement category

Services

CPV classifications

- 77314000 - Grounds maintenance services

Contract locations

- UKJ11 - Berkshire

Justification for not using lots

In principle, the contract could have been divided into lots (for instance, by geography (e.g. a Windsor contract, a Maidenhead contract) or by specialism (e.g. a grass-cutting contract), however there remained no internal or external (market) appetite to do so.

An extensive market engagement exercise was carried out in December 2024/January 2025 asking the market about preferred delivery/contractual models. Over two-thirds of respondents preferred a single contract to allow for better strategic oversight, operational and financial economies of scale and to maximise consistency of service for residents. This was the preferred option of SMEs and larger organisations alike and RBWM agreed with their rationale.

Participation

Legal and financial capacity conditions of participation

Please see the invitation documentation

Technical ability conditions of participation

Please see the invitation documentation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

17 July 2025, 1:00pm

Submission type

Requests to participate

Deadline for requests to participate

1 August 2025, 1:00pm

Submission address and any special instructions

<https://public.bravosolution.co.uk/esop/guest/login.do>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 February 2026

Award criteria

Name	Description	Type
Best Price (using the Pricing Schedule)	Requirement to populate the Authority's pricing schedule and submit a 'Best Price' for the core costings and best unit costings.	Price
Technical Questionnaire	Requirement to respond to the quality questions in the technical questionnaire in observation of any limits imposed.	Quality

Weighting description

Stage 1 - conditions of participation will include a standard 'exclusions' assessment, a financial standing assessment and a technical/professional standing submission (requiring two case studies). The technical/professional standing assessment is scored whereas the former assessments are pass/fail.

Stage 2 - both a commercial and a technical submission are required. The former will be assessed using a 'Best Price' approach and the latter will be assessed using a number of method statements.

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Authority's competitive flexible procedure comprises two stages (and broadly resembles the 'restricted' procedure under the former regulatory regime - PCR 2015):

- 1) Participation Stage - this stage invites suppliers to submit a 'Participation Questionnaire', requiring suppliers to satisfy legal, financial and technical standing requirements. Without prejudice to any of the specific provisions of the invitation document, the Authority anticipates inviting only the four highest scoring suppliers to stage 2.
- 2) Tender Stage - preferred suppliers from Stage 1 are then invited to a substantive tender stage, at which suppliers will put forward their commercial and technical proposals.

Documents

Associated tender documents

<https://public.bravosolution.co.uk/esop/guest/login.do>

Suppliers will need to register for access to the Jaggaer platform.

Contracting authority

Royal Borough of Windsor & Maidenhead

- Public Procurement Organisation Number: PJQM-1124-QDHW

St Ives Road

Maidenhead

SL6 1RF

United Kingdom

Email: procurement@rbwm.gov.uk

Region: UKJ11 - Berkshire

Organisation type: Public authority - sub-central government