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Contract

Asbestos Surveying and Analysis

Southampton City Council

F03: Contract award notice

Notice identifier: 2025/S 000-037309

Procurement identifier (OCID): ocds-h6vhtk-0558cd

Published 4 July 2025, 9:55am

Section I: Contracting authority

I.1) Name and addresses

Southampton City Council

Civic Centre, Civic Centre Road

Southampton

SO147LY

Contact

Jason Barrett

Email

jason.barrett@southampton.gov.uk

Country

United Kingdom

Region code

UKJ32 - Southampton

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<http://www.southampton.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Asbestos Surveying and Analysis

Reference number

SCC-SMS-0612

II.1.2) Main CPV code

- 71600000 - Technical testing, analysis and consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

To provide an output such that the Employer meets its legal duties regarding asbestos in its Corporate and Residential properties. The Contractor should have regard to, and follow

the recommendations of all existing and proposed legislation, British and European Standards, Approved Codes of Practice, Health & Safety Executive (HSE) Publications and Guidance Notes and established good practice;

3. To undertake a risk management assessment of all ACMs found (material and priority assessment), to determine the overall priority for a control or remedial action and to determine the most appropriate action to carry out, appropriate aspects of the 'priority assessment' and associated remedial actions to be provided by the Contractor and agreed with Southampton City Council (SCC) on an individual survey basis.

4. To provide recommendations to SCC for the management and control of the risk from ACMs; e.g. the recommendation should be 'remove if works affect' in accordance with the SCC strategic management plan

Further detailed within the specification document

the contract has a value of approximately up to £1,000,000 per annum.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £7,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ32 - Southampton

II.2.4) Description of the procurement

Mini Competition completed under Procurement for Housing Framework Compliance South East Lot 1A

The primary objective of this contract is to provide Asbestos Surveying and Analysis Services with a call-off contract to procure services.

In summary, the main objectives of this contract are:

1. To provide accurate information concerning the presence of ACMs and presumed

ACMs;

2. To provide an output such that the Employer meets its legal duties regarding asbestos in its Corporate and Residential properties. The Contractor should have regard to, and follow the recommendations of all existing and proposed legislation, British and European Standards, Approved Codes of Practice, Health & Safety Executive (HSE) Publications and Guidance Notes and established good practice;
3. To undertake a risk management assessment of all ACMs found (material and priority assessment), to determine the overall priority for a control or remedial action and to determine the most appropriate action to carry out, appropriate aspects of the 'priority assessment' and associated remedial actions to be provided by the Contractor and agreed with Southampton City Council (SCC) on an individual survey basis. Note: draft template protocols are to be developed with the appointed Contractor and agreed with the CA/SCC before commencement;
4. To provide recommendations to SCC for the management and control of the risk from ACMs; e.g. the recommendation should be 'remove if works affect' in accordance with the SCC strategic management plan.
5. To provide adequate information on the presence of ACMs and the associated risks to health for use by SCC in communications with its occupiers, residents, site managers, contractors' operatives and where applicable, Direct Labour Organisation (DLO) operatives.
6. In accordance with HSG 264, to provide a survey report and materials register with overall combined (material and priority) risk assessment in electronic (pdf) format, complete with easy to reference locations for all ACMs found, presumed or materials positively confirmed as asbestos free.
7. To provide a plan showing the location of any ACMs (or presumed ACMs) for each property, or communal area surveyed, including sampling locations and room descriptions. New 'schematic' (not to scale) plans are to be prepared by the Contractor and appended to each asbestos survey report. These plans must also include areas not surveyed to ensure ease of orientation / future survey. When ACMs are subsequently removed (within Communal Areas, Corporate and Commercial assets), this is to be clearly indicated upon re-inspection, the updated survey plan as part of the survey report/register update procedure undertaken by the Contractor;
8. To provide 2 photographs, at varying distances, to clearly show the sample location of any suspect ACMs found (confirmed/presumed or NADIS). At least 1 photograph should also be included for any non-accessed room or area.
9. To carry out survey re-inspections of corporate properties / dwellings / communal areas

previously inspected as and where required according to survey programmes and reactive survey requests which will be provided to the Contractor on a daily basis. The Contractor is to provide auditing and re-inspection services in relation to this procedure which is to be agreed with the SCC;

10. To collate and issue an 'occupant/resident friendly' survey report summary and covering letter and post these on behalf of the SCC to individual householders within 1 month, following SCC's approval of completed surveys. Respective issue dates are to be recorded by the Contractor for auditing/reporting by SCC;

11. To carry out refurbishment (intrusive) survey elements in advance of planned/significant works to SCC's properties to enable contractors to undertake the work with a clear understanding of ACMs present in the areas likely to be disturbed as a component of the work proposed. If the property concerned does not have a current management survey, this will also be conducted as a part of the 'targeted/hybrid refurbishment' survey. The Surveying Contractor will be expected to work with SCC and/or their contractors to scope the requirements of the asbestos survey to facilitate the proposed works. On occasion, at the direction of the SCC Asbestos Team, this may involve the identification of similar archetypes to confirm when sufficient consistency of ACMs is identified has been reached (through their surveys) to "demonstrate as far as reasonably practicable that there is consistency in the range of ACMs in the property type and there is an accurate picture of asbestos presence" (HSG264). Although 'refurbishment elements', the Contractor is also to provide priority assessment scores for these materials within the survey report;

12. In conjunction with SCC Asbestos Team, to provide advice on actions required by the Employer to comply with any changes in Regulations, or prevailing HSE guidance throughout the Contract term. This is to specifically include recent changes to HSG248 and the Control of Asbestos Regulations 2012;

13. The ability to populate a remote hosted asbestos register (following SCC approval of each survey document) with data arising from survey reports and inspection information as well as site auditing, air testing, clearance procedure related services provided and related ACM removal information. This to include all related pdf survey reports, certification, photographs, plans, laboratory reports, consignment notes and other relevant information.

14. To populate SCC's asbestos register, the contractor will supply extracted summary survey data, the Contractor will use SCC's preferred template (to be provided). This to include all regular updates on-going.

15. The Contractor shall provide a single Contract/Account Manager and a project directory with contact details for key individuals.

Further detailed within the specification document

Services Required

Asbestos Surveying and Analysis

Annual Value, excluding VAT

Approximately £1,000,000 per annum

Contract Start Date As soon as possible.

Initial Contract Term

3 Years

Extension Options

+2+2 making a total potential of 7 years at the sole discretion of the Authority.

Location Southampton.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Initial Contract Term

3 Years

Extension Options

+2+2 making a total potential of 7 years at the sole discretion of the Authority.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Mini Competition Undertaken via Procurement For Housing Compliance South East Framework lot 1a with 4 responses received.

the responses were evaluated and moderated.

a standstill period took place which expired on 26th June 2025 and subsequently contract awarded via the framework on 1st July 2025 to commence 1st August 2025 for 3 years with option to extend for periods up to 4 years

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

Section V. Award of contract

Title

Asbestos Surveying and Analysis

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Tersus Consultancy Limited

1st Floor Rainham House, Manor Way, RM13 8RH

Rainham

RM13 8RH

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01912115

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £7,000,000

Total value of the contract/lot: £7,000,000

Section VI. Complementary information

VI.3) Additional information

Mini Competition Undertaken via Procurement For Housing Compliance South East Framework lot 1a with 4 responses received.

the responses were evaluated and moderated.

a standstill period took place which expired on 26th June 2025 and subsequently contract awarded via the framework on 1st July 2025 to commence 1st August 2025 for 3 years with option to extend for periods up to 4 years

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom