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Contract

EEM0071 - Vacant Property Management Framework

EFFICIENCY EAST MIDLANDS LIMITED

F03: Contract award notice

Notice identifier: 2024/S 000-040032

Procurement identifier (OCID): ocds-h6vhtk-048653

Published 12 December 2024, 9:50am

Section I: Contracting authority

I.1) Name and addresses

EFFICIENCY EAST MIDLANDS LIMITED

Alfreton

Email

tenders@eem.org.uk

Telephone

+44 1246395610

Country

United Kingdom

Region code

UK - United Kingdom

Companies House

07762614

Internet address(es)

Main address

<https://eem.org.uk/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

EEM0071 - Vacant Property Management Framework

Reference number

EEM0071 (24/28)

II.1.2) Main CPV code

- 70331000 - Residential property services

II.1.3) Type of contract

Services

II.1.4) Short description

Efficiency East Midlands Ltd (EEM) is a not for profit consortium which establishes and manages a range of Framework and DPS agreements. Our membership has now grown to 367 public sector organisations including housing associations and ALMO's, local authorities, NHS trusts, education providers, emergency services, government agencies and charities. EEM have also established a formal collaboration with 3 like-minded procurement consortia - Westworks, South East Consortium and Advantage South West.

EEM have conducted this tender exercise to procure a vacant property services framework. The framework has been tendered and awarded based on the following core service lots:

Lot 1: Clearing and Cleaning

Lot 2: Security Services and Call Handling,

Lot 3: Turn-key Vacant Property Management

Each lot described above has 2 geographical sub-lots as described within this notice.

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £200,000,000

II.2) Description

II.2.1) Title

Lot 1 - Clearing and Cleaning

Lot No

1

II.2.2) Additional CPV code(s)

- 90500000 - Refuse and waste related services
- 90911100 - Accommodation cleaning services
- 90911200 - Building-cleaning services
- 90921000 - Disinfecting and exterminating services
- 90922000 - Pest-control services
- 90923000 - Rat-disinfestation services
- 90924000 - Fumigation services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

- UKK - South West (England)
- UKL - Wales

II.2.4) Description of the procurement

EEM have conducted this tender exercise to procure a Vacant Property Services Framework to replace our existing Framework which expired on 29th November 2024. The Framework will provide EEM Members and Users with a provision for all types of vacant property management services.

Services delivered via this framework will be to domestic and commercial properties. There may be occasions where a member requires contractors to enter occupied premises for requirements.

Domestic properties will typically be consisting of a mixture of domestic housing stock, bungalows, blocks of flats, and sheltered housing schemes as well as garages, and depots and any other building owned and/or managed by our membership.

Commercial properties will include but not be limited to business units, office buildings, hospitals and care facilities, academies, schools, colleges, universities, education centres, student accommodation, homes and care facilities for older people, children's homes and centres, community centres, leisure centres and gyms, libraries, pavilions, changing rooms and public toilets, outdoor leisure facilities, car parks, industrial units, depots, and garages.

The Framework will be split into the following workstream and geographical lots:

- Lot 1 - Vacant Property Clearing & Cleaning
- Lot 2 - Vacant Property Security Services
- Lot 3 - Turn-Key Vacant Property Management

Lot 1 - Vacant Property Clearing & Cleaning

- Light/sparkle property cleaning
- Deep/heavy property cleaning
- Environmental and specialist cleaning
- Priority property cleaning

- Additional cleaning services
- Internal property clearances
- Property garden clearances to include front, side and back garden including bin store areas and sheds
- Loft, cellar and garage clearances
- Clearing and disposal of general waste
- Clearing and disposal of hazardous and bio-hazardous waste
- Clearing and disposal of waste electrical and electronic equipment (WEEE Waste)
- Persistent Organic Pollutions (POPs) for waste upholstered domestic seating
- One off and adhoc clearing and disposal services including attendance to fly tipped waste
- Pest Control
- Additional waste clearance requirements

Up to eight contractors will be appointed to each of the geographical lots covered by Lot 1 Clearing and Cleaning. Each lot described above has 2 geographical sub-lots:

Sublot 1 Midlands and Sublot 2 National.

The Framework is being procured by Efficiency East Midlands Ltd (EEM Ltd) on behalf of their members and the other organisations described in Section VI.3) as being authorised users. The call-off contracts to be awarded pursuant to the Framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 5 years beyond expiry of the 4-year

framework term. The estimated lot value as described in II.2.6) takes into account the full Framework term, the possibility that the EEM membership may grow over the framework lifetime and the geographical sub-lots.

II.2.5) Award criteria

Quality criterion - Name: Interview and Presentation / Weighting: 40%

Cost criterion - Name: Cleaning / Weighting: 20%

Cost criterion - Name: Property and Garden Clearance / Weighting: 20%

Cost criterion - Name: Pest Control / Weighting: 15%

Cost criterion - Name: Scenario / Weighting: 5%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 2 - Security Services and Call Handling

Lot No

2

II.2.2) Additional CPV code(s)

- 35120000 - Surveillance and security systems and devices
- 44212329 - Security screens
- 79510000 - Telephone-answering services
- 79710000 - Security services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London

- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

II.2.4) Description of the procurement

Lot 2 of this framework covers vacant property security by means of installation, monitoring and responsive security services to prevent trespass, unauthorised access, vandalism, and theft.

Services included within Lot 2 are:

- Supply, installation, and removal of on hire de-mountable screens and doors
- Responsive out of hours service for security screens
- Supply and installation of de-mountable screens and doors on an outright purchase basis.
- Non demountable pre-demolition security screens on an outright purchase basis
- Supply, Installation, and removal of net curtains on a hire basis
- Supply and Installation of net curtain on an outright purchase basis
- Supply and installation of concrete barriers, bollards, perimeter fencing & prickly strips
- Static guarding and mobile patrol services including full safety checks to ensure the property is secure.
- Boarding up services including emergency boarding and glazing
- Supply and installation of temporary wireless intruder alarms with multiple detectors (on hire)
- Temporary alarm system monitoring and response service from alarm response centre (ARC).
- Temporary steel security keyed or keyless doors(on hire or purchase)
- End of tenancy door lock changes
- Keyholding services

- Access control solutions
- Temporary CCTV (solar or mains)
- Mobile CCTV towers
- Call Handling Services
- Additional security service such as vacant property guardian, Bluetooth key safes and doors, meter box covers, letter box seals, CCTV solutions.
- Any other security services as required by our Members.

The described lot above has 2 geographical sub-lots:

Sublot 1 Midlands and Sublot 2 National.

II.2.5) Award criteria

Quality criterion - Name: Pass/ Fail Questions / Weighting: Pass/Fail

Quality criterion - Name: Method StatementAssessment / Weighting: Pass/Fail

Quality criterion - Name: Interview and Presentation / Weighting: 40%

Cost criterion - Name: Security Services / Weighting: 40%

Cost criterion - Name: Scenario / Weighting: 20%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot 3 - Turn-key Vacant Property Management

Lot No

3

II.2.2) Additional CPV code(s)

- 35120000 - Surveillance and security systems and devices
- 44212329 - Security screens
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45451000 - Decoration work
- 50600000 - Repair and maintenance services of security and defence materials
- 50700000 - Repair and maintenance services of building installations
- 51100000 - Installation services of electrical and mechanical equipment
- 65500000 - Meter reading service
- 70331000 - Residential property services
- 71315400 - Building-inspection services
- 79510000 - Telephone-answering services
- 79710000 - Security services
- 90700000 - Environmental services
- 90900000 - Cleaning and sanitation services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

- UKL - Wales

II.2.4) Description of the procurement

The purpose of Lot 3 is to encapsulate workstreams from Lot 1 and Lot 2, into a total vacant property services management solution to bring properties up to a lettable standard, including but not limited to the below additional services.

Through this Lot EEM are trying to provide Members a full turnkey approach to their vacant property management ensuring a smooth and efficient service to meet their individual turnaround times. Whilst this is the intention, there may be occasions when a Member wishes to call off one single service that is only covered by Lot 3. Contractors may be provided a "Letting Standard Policy" by members that they must adhere to.

Lot 3 will include all Lot 1 and Lot 2 services along with the following additional services:

- Initial Property Assessments
- Vacant Property Inspections, Inventory and Condition Reporting
- Whole House Decoration
- Repairs and Maintenance
- Upgrades and Improvements
- Utility Readings
- Water System Drain Down
- Utility Turn Off and Reinstatement

The described lot above has 2 geographical sub-lots:

Sublot 1 Midlands and Sublot 2 National.

II.2.5) Award criteria

Quality criterion - Name: Pass / Fail Questions / Weighting: Pass / Fail

Quality criterion - Name: Method Statement Assessment / Weighting: Pass / Fail

Quality criterion - Name: Interview and Presentation / Weighting: 40%

Cost criterion - Name: Cleaning / Weighting: 5%

Cost criterion - Name: Property and Garden Clearance / Weighting: 5%

Cost criterion - Name: Pest Control / Weighting: 5%

Cost criterion - Name: Security Services / Weighting: 5%

Cost criterion - Name: Out of Hours Call Handling / Weighting: 5%

Cost criterion - Name: Utility Services / Weighting: 5%

Cost criterion - Name: Lettable Standard Costs / Weighting: 15%

Cost criterion - Name: Vacant Property Labour Rates / Weighting: 10%

Cost criterion - Name: Scenario / Weighting: 5%

Cost criterion - Name: Uplifts and Discounts / Weighting: Information purposes only

Cost criterion - Name: M3NHF Schedule of Rates Version 8 / Weighting: Information purposes only

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-028440](#)

Section V. Award of contract

Lot No

Lot 1 - Clearing and Cleaning

Title

Lot 1 Midlands & National

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 December 2024

V.2.2) Information about tenders

Number of tenders received: 7

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

SPS Doorguard Ltd

Glasgow

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

SC113186

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Orbis Protect Ltd

Uxbridge

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02476859

The contractor is an SME

No

V.2.3) Name and address of the contractor

Rigford Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

09897346

The contractor is an SME

Yes

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

Total value of the contract/lot: £80,000,000

Section V. Award of contract

Lot No

Lot 2 - Security Services and Call Handling

Title

Lot 2 - Midlands & National

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 December 2024

V.2.2) Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

SPS Doorguard Ltd

Glasgow

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

SC113186

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Guarding Professionals Ltd

Enfield

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07282373

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Orbis Protect Ltd

Uxbridge

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02476859

The contractor is an SME

No

V.2.3) Name and address of the contractor

VPS UK Ltd

Manchester

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04028962

The contractor is an SME

No

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

Total value of the contract/lot: £40,000,000

Section V. Award of contract

Lot No

Lot 3 - Turn-key Vacant Property Management

Title

Lot 3 - Midlands & National

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 December 2024

V.2.2) Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

GAP Property Services Ltd

Leicester

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07302993

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

SPS Doorguard Ltd

Glasgow

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

SC113186

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gratton Construction Ltd

Derby

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

14030335

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Matthews and Tannert Ltd

Kirkby in Ashfield

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02242646

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Axis Europe Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01991637

The contractor is an SME

No

V.2.3) Name and address of the contractor

Synergize Ltd

Harrogate

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

05294958

The contractor is an SME

Yes

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

Total value of the contract/lot: £80,000,000

Section VI. Complementary information

VI.3) Additional information

The call-off contracts to be awarded pursuant to the framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 5 years beyond

expiry of the 4-year framework term. Please note that the total potential framework value stated within this notice is in relation to the full 4-year framework and takes into consideration the lot structure, length of call off contracts and that the EEM membership may grow over the framework lifetime. Where the contract notice states a maximum of suppliers to be appointed to the Framework, this means within each lot. (EEM) on behalf of their members and the other organisations described below as being authorised users. The following contracting authorities will be entitled to agree and award contracts under this framework agreement as Authorised Users:

1) any Member of EEM which for the avoidance of doubt currently includes 3 partners consortia - Westworks (www.westworks.org.uk) (<https://www.westworks.org.uk>)

(<https://www.westworks.org.uk>) (<https://www.westworks.org.uk>))

Advantage South West

(www.advantagesouthwest.co.uk) (<https://www.advantagesouthwest.co.uk>)

and South East Consortium

(www.southeastconsortium.org.uk) (<https://www.southeastconsortium.org.uk>)

A full list of current members is available at www.eem.org.uk (<https://www.eem.org.uk>)
(<https://www.eem.org.uk>)

(<https://www.eem.org.uk>)

2) any future member of EEM or our partner consortia and in all cases being an organisation which has applied to join EEM or our partner consortia in accordance with the applicable constitutional documents.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom