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Tender

Soft Facilities Management Tender - Stansted Airport

MAG AIRPORT LIMITED

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

Notice identifier: 2025/S 000-044825

Procurement identifier (OCID): ocds-h6vhtk-056a5f

Published 31 July 2025, 3:10pm

Scope

Reference

WS2528046260

Description

Currently, Stansted Airport contract with three different suppliers for separate Soft FM Services including Cleaning Consumables, High Level Cleaning and Washroom Services. The contracts commenced in 2022, all have an expiry date of 31st March 2026.

Total value (estimated)

- £4,264,400 excluding VAT
- £5,117,280 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- Possible extension to 31 March 2032
- 6 years

Description of possible extension:

The Contract (s) will be let for a period of 4 (four) years, with the option for MAG to extend for a further 2 (two) years (1+1 years) after the initial 4 (four) year term. The extensions may be exercised at MAG's discretion based on a range of factors including business needs and circumstances.

Main procurement category

Services

Contract locations

- 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)

Not the same for all lots

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

Lot 1. Cleaning Consumables

Description

Including, but not limited to the provision of:

- Toilet paper
- Chemicals
- Hand and body wash
- Surface cleaner
- Brooms
- Floor pads
- Graffiti remover
- Washing up liquid
- Rubber gloves
- Soap
- Cloths

Lot value (estimated)

- £2,856,000 excluding VAT
- £3,427,200 including VAT

CPV classifications

- 39830000 - Cleaning products

Same for all lots

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

Lot 2. Washroom Services

Description

Washroom Services including feminine hygiene and nappy bin services.

Lot value (estimated)

- £534,400 excluding VAT
- £641,280 including VAT

CPV classifications

- 33771000 - Sanitary paper products
- 39830000 - Cleaning products

- 90900000 - Cleaning and sanitation services

Same for all lots

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

Lot 3. High Level Cleaning

Description

Including, but not limited to the High Level Cleaning of:

- All external glazing outside only and high level glass to internal and both sides of canopy roof.
- Exterior facades of Ticket Office and Waiting Room Building above Glazing height.
- Exterior glazing of Ticket Office and Waiting Room.
- Glazed tunnel canopies of Tunnels 1, 2 and 3, 4.
- All signage at Bays 1-39.
- All interior and exterior glazing of Green Multi-Story Car Park.
- Mezz level Railway Station, including tunnels 1-4 where accessible.

Lot value (estimated)

- £874,000 excluding VAT
- £1,048,800 including VAT

CPV classifications

- 44221000 - Windows, doors and related items
- 90910000 - Cleaning services

Same for all lots

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

Submission

Enquiry deadline

19 August 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

26 August 2025, 12:00pm

Submission address and any special instructions

If you are wishing to express an interest in this opportunity and wish to view the prequalification documents please firstly register your company details on the MAG portal, on the following URL, and select "Register your interest":

<https://www.magairports.com/work-with-us/procurement-and-contracts/>

Once you have registered please email joe.spacagna@magairports.com and advise that you have registered on the Portal. You will then be given access to the project documents via SAP Ariba.

Details on how to provide a response to MAG are detailed in the documentation.

Bidders must submit their Pre-Qualification Questionnaires via the SAP Ariba Portal.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 December 2025

Award criteria

Lot 1. Cleaning Consumables

Name	Type	Weighting
Commercial	Cost	70%
Technical	Quality	30%

Lot 2. Washroom Services

Lot 3. High Level Cleaning

Name	Type	Weighting
Commercial	Cost	50%
Technical	Quality	50%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

MAG is issuing this Tender Notice to commence a Pre-qualification Questionnaire (PQQ) to parties interested in taking part in the procurement process in relation to a proposed

contract for Soft Facilities Management Services at Stansted Airport.

The purpose of the pre-qualification process is to provide MAG with sufficient information to select a shortlist of qualified applicants who will be invited to participate in a competitive tender process.

MAG is following the competitive flexible procedure in line with the Regulations of the Procurement Act 2023 and following the PQQ stage (subject to a sufficient number of compliant PQQ responses being received), MAG intends to select the Applicants who have achieved an overall PQQ Score of at least 60% for each Lot to be invited to submit a tender.

Following the PQQ, MAG will commence the Invitation to Negotiate (ITN) with the shortlisted Bidders from the PQQ.

Following the conclusion of the evaluation process of the initial tender submissions.

ITN Weightings:

Lot 1 (Cleaning Consumables):

Commercial - 70%

Technical - 30%

Lot 2 (Washroom Services):

Commercial - 50%

Technical - 50%

Lot 3 (High Level Cleaning):

Commercial - 50%

Technical - 50%

Contracting authority

MAG AIRPORT LIMITED

- Companies House: 11748654
- Public Procurement Organisation Number: PHNZ-5718-LHXL

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Manchester

M90 1QX

United Kingdom

Email: joe.spacagna@magairports.com

Region: UKD33 - Manchester

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