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Tender

1356- Karibu- Provision of Estates Services

Karibu Community Homes

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

Notice identifier: 2025/S 000-055580

Procurement identifier (OCID): ocds-h6vhtk-059808

Published 10 September 2025, 5:00pm

Scope

Reference

1356

Description

Karibu Community Homes is seeking delivery partners to provide reliable and high-quality Estates Services across its housing stock. The contract will run for an initial five-year term, with an estimated annual value of c. £500,000. The opportunity is divided into two lots: Lot 1 - Grounds Maintenance: Provision of grounds maintenance services across Karibu's schemes and sites, ensuring high standards of cleanliness, tidiness, and horticultural care in communal areas. Lot 2 - Communal Cleaning: Delivery of cleaning services in communal areas across Karibu's properties, maintaining consistent hygiene and presentation standards. Bidders may tender for one or both lots. Each lot will be evaluated separately, and Karibu Community Homes may award one or both lots to the same bidder where this provides best value for money and operational efficiency. This procurement is being conducted under the Competitive Flexible Procedure. The current stage is the Conditions of Participation Stage (CoPS), which focuses on compliance and demonstrable capability. Shortlisted bidders will be invited to the Final Tender Stage (FTS), where full technical proposals and pricing will be assessed prior to contract award.

Total value (estimated)

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 77314000 - Grounds maintenance services
- 77310000 - Planting and maintenance services of green areas
- 77312000 - Weed-clearance services
- 77313000 - Parks maintenance services
- 77320000 - Sports fields maintenance services
- 77340000 - Tree pruning and hedge trimming
- 90500000 - Refuse and waste related services
- 90511300 - Litter collection services
- 90620000 - Snow-clearing services
- 90630000 - Ice-clearing services
- 90690000 - Graffiti removal services
- 90910000 - Cleaning services
- 90911200 - Building-cleaning services

- 90911300 - Window-cleaning services
- 90922000 - Pest-control services

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Not the same for all lots

Contract dates are shown in Lot sections, because they are not the same for all lots.

Lot LOT-0001. Lot 1 - Grounds Maintenance

Description

Provision of grounds maintenance services across Karibu's schemes and sites, ensuring high standards of cleanliness, tidiness, and horticultural care. The provider must follow best practices in grounds upkeep to maintain the visual and environmental quality of communal areas.

Lot value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 2 April 2031
- Possible extension to 31 March 2046
- 20 years

Description of possible extension:

There are 3 x 5 year optional extensions included. This equates to a maximum contract term of 20 years.

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot LOT-0002. Lot 2- Communal Cleaning

Description

Delivery of communal area cleaning services across Karibu's properties to uphold cleanliness and hygiene standards. The provider is expected to implement professional cleaning practices with consistency, discipline, and attention to detail in all assigned locations.

Lot value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 31 March 2046
- 20 years

Description of possible extension:

3 x 5 year optional extensions, this equates to a maximum contract term of 20 years.

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot LOT-0001. Lot 1 - Grounds Maintenance

Within the tender documents

Lot LOT-0002. Lot 2- Communal Cleaning

Included in the tender documents

Technical ability conditions of participation

Lot LOT-0001. Lot 1 - Grounds Maintenance

Within the tender documents

Lot LOT-0002. Lot 2- Communal Cleaning

Included in the tender documents

Particular suitability

Lot LOT-0001. Lot 1 - Grounds Maintenance

Lot LOT-0002. Lot 2- Communal Cleaning

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

30 September 2025, 5:00pm

Submission type

Tenders

Tender submission deadline

15 December 2025, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=97965&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 January 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Karibu Community Homes is seeking delivery partners to provide reliable and high-quality Estates Services across its housing stock. The contract will run for an initial five-year term, with an estimated annual value of c. £500,000. There are then a further 3 x 5 year optional extension taking the maximum contract term to 20 years. The opportunity is divided into two lots: Lot 1 - Grounds Maintenance: Provision of grounds maintenance services across Karibu's schemes and sites, ensuring high standards of cleanliness, tidiness, and horticultural care in communal areas. Lot 2 - Communal Cleaning: Delivery of cleaning services in communal areas across Karibu's properties, maintaining consistent hygiene and presentation standards. Bidders may tender for one or both lots. Each lot will be evaluated separately, and Karibu Community Homes may award one or both lots to the same bidder where this provides best value for money and operational efficiency. This procurement is being conducted under the Competitive Flexible Procedure. The current stage is the Conditions of Participation Stage (CoPS), which focuses on compliance and demonstrable capability. Shortlisted bidders will be invited to the Final Tender Stage (FTS), where full technical proposals and pricing will be assessed prior to contract award. Bidders should note that although the notice only permits you to bid for and win one lot, you may bid for both and be awarded both should you rank 1st on both lots. This is an error with FTS' system that forces you to enter a number fewer than the total number of lots.

Justification for not publishing a preliminary market engagement notice

Karibu Community Homes were satisfied that there would be sufficient interest within the market to negate the requirement to conduct preliminary market engagement. This was also coupled with a lack of time and capacity to conduct market engagement.

Contracting authority

Karibu Community Homes

- Public Procurement Organisation Number: PWGD-7379-XGXR

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Region: UKI75 - Hounslow and Richmond upon Thames

Organisation type: Public authority - sub-central government