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Planning

Total Facilities Management

Essex County Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-060013

Procurement identifier (OCID): ocds-h6vhtk-05195f ([view related notices](#))

Published 26 September 2025, 10:39am

Scope

Reference

E001PA

Description

Essex County Council is seeking to procure Total Facilities Management Services including but not limited to the following:

Hard FM & Soft FM

Project Office & Works

Business Services

Total value (estimated)

- £800,000,000 excluding VAT
- £960,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 23 November 2026 to 31 March 2037
- Possible extension to 31 March 2042
- 15 years, 4 months, 8 days

Description of possible extension:

Contract extensions may be considered where they support continuity of service, align with performance outcomes, and remain within the scope of the original procurement. All extensions will be subject to formal review and approval processes.

In light of anticipated Local Government Reorganisation, extension decisions will also take into account potential changes in governance, contract ownership, and strategic priorities. Flexibility has been built into the contract terms to ensure service continuity during any transitional period.

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 79993000 - Building and facilities management services

Contract locations

- UKH3 - Essex

Submission

Publication date of tender notice (estimated)

6 October 2025

Submission type

Tenders

Tender submission deadline

2 February 2026, 11:59pm

Submission address and any special instructions

The competition will be run through our e-sourcing portal ProContract Due North (<https://procontract.due-north.com/Register>) and if you intend to take part we would be grateful if you could register on that platform.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 November 2026

Award criteria

| Name | Type | Weighting |
|-----------------|---------|-----------|
| Financial | Price | 50% |
| Technical Offer | Quality | 45% |
| Social Value | Quality | 5% |

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stages of the Procedure:

PSQ: Bidders will be invited to submit a PSQ that will be assessed against published criteria and ranked based on their weighted scores. Suppliers failing to meet minimum standards or mandatory criteria may be excluded. Top scorers' suppliers will be invited to participate in the ITT.

ITT: Suppliers will be invited to submit tenders based on initial requirements and evaluation criteria. Tenders will be assessed against published criteria and ranked based on their weighted scores. Suppliers failing to meet minimum standards or mandatory criteria may be excluded. Suppliers not meeting the threshold for shortlisting will be excluded from further stages. Note: The contracting authority reserves the right to award the contract based on initial tenders without entering into negotiation.

Negotiation Phase: Suppliers may be invited to enter into structured negotiations to refine proposals, clarify scope, and improve value.

Based on negotiation outcomes, the authority may refine the award criteria. Changes will be proportionate and communicated transparently to all remaining suppliers.

Final Tender Submission: final tenders will be invited from remaining suppliers and evaluated against the refined criteria.

Supplier Selection & Contract Award: The contract will be awarded to the supplier offering the most economically advantageous tender. A Preferred Supplier Stage may be part of the procedure prior to contract award. The award will follow standard procedures including standstill and publication.

Bidder events : To support supplier understanding and readiness, two bidder engagement events are planned:

Bidder Day 1 in October : a virtual Town Hall session will be held via Microsoft Teams. This event will provide an overview of the procurement scope, procedure, and allow suppliers to ask questions.

Bidder Day 2 in December: a second engagement event will include a further virtual Town Hall session held via Microsoft Teams and site visits, offering bidders a deeper understanding of the operational environment and specific requirements.

Contracting authority

Essex County Council

- Public Procurement Organisation Number: PWVM-4844-NRQH

County Hall, Market Road

Chelmsford

CM1 1QH

United Kingdom

Email: natalia.rygal@essex.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government