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Planning

Total Facilities Management

Essex County Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-060163

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

Published 26 September 2025, 1:56pm

Scope

Reference

E001PA

Description

Essex County Council has been 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

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 79993000 - Building and facilities management services

Contract locations

- UKH3 - Essex
-

Engagement

Engagement deadline

23 April 2025

The engagement was carried out before this notice was published.

Engagement process description

A total of six Market Engagement events were held for the Total Facilities Management tender. These are outlined below:

First Event - 28th September 2023 - Event held online via Microsoft Teams. ECC were keen to explore replacement options due to the current Total Facilities Management contract expiring in September 2026, and wanted to gather supplier input.

Following the event, suppliers were asked to complete a post-event survey to help shape new Total Facilities Management service scope and future Market Engagement events.

Second Event - 29th February 2024 - In-person 1-2-1 sessions held at County Hall. The aim of this Market Engagement was to gather further input from suppliers on the following topics: market capability, service and geographical scope, contract term and key clauses, and future Market Engagement.

Third Event - May/June 2024 - ECC engaged with suppliers via an RFI in May and held follow-up 1-2-1 in-person sessions to inform the future TFM contract. Topics covered included: contract types, specifications, price indexes, incentive mechanisms, the procurement process and timelines, Social Value, Climate, data and systems.

Fourth Event - between 11th-14th November 2024 - 1-2-1 sessions were held to discuss suppliers' responses to ECC pricing problem statement.

Fifth Event - in the form of an RFI - responses were due by 7th February 2025. The aim was to gather further insight from the market around contract duration in the context of Local Government Reorganisation, weightings for tender evaluations, and project work procurement.

Sixth Event - in the form of an online presentation from ECC via Microsoft teams in April

2025. The presentation briefed suppliers on Local Government Reorganisation. It was followed by an RFI requesting further insight from suppliers around Local Government Reorganisation, Liability Limits, APRS, mobilisation, and data management.

Summaries of the events are available on the Essex Provider Hub, please access the link here:

<https://www.essexproviderhub.org/facilities-management-and-property-re-procurement/live-surveys-and...>

The registration for all events was available on the Essex Provider Hub and the Councils e-sourcing portal.

Portal Pro Contract Project DN710367

Contracting authority

Essex County Council

- Public Procurement Organisation Number: PWVM-4844-NRQH

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Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government