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Tender

STC1180 - Future Hard Facilities Management (FM) Maintenance Services Contract

Corporate Officer of the House of Commons
Corporate Officer of the House of Lords

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

Notice identifier: 2025/S 000-062653

Procurement identifier (OCID): ocds-h6vhtk-0522d2 ([view related notices](#))

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Scope

Description

Provision of Hard FM maintenance services, including building fabric, for the Parliamentary Estate

Total value (estimated)

- £177,000,000 excluding VAT
- £212,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 November 2026 to 30 April 2033
- Possible extension to 30 April 2035
- 8 years, 6 months

Description of possible extension:

Optional 1 + 1 year extension to be taken separately or together.

Options

The right to additional purchases while the contract is valid.

Optional Services - There will be two price lists for submission in Stage 2, one is for the Core Services (which will be part of the commercial / price evaluation) and one which is Core Services plus Optional Services (which will not form part of the commercial / price evaluation. The Optional Services are detailed within the Scope and Service Matrix.

The Optional Services price list may be used by the Authority to undertake a value for money exercise as to whether to self deliver these services, or bring these into this contract through the compensation event mechanism contained within the contract terms.

Also see Description of Risks section of this Tender Notice for potential permitted contract modifications under Schedule 8 of PA2023. These are also detailed in the Contract terms and ITT Instruction document.

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50000000 - Repair and maintenance services
- 71000000 - Architectural, construction, engineering and inspection services
- 50700000 - Repair and maintenance services of building installations
- 50230000 - Repair, maintenance and associated services related to roads and other equipment
- 50530000 - Repair and maintenance services of machinery
- 50531000 - Repair and maintenance services for non-electrical machinery
- 51100000 - Installation services of electrical and mechanical equipment
- 51510000 - Installation services of general-purpose machinery and equipment
- 72253000 - Helpdesk and support services
- 45000000 - Construction work
- 45260000 - Roof works and other special trade construction works
- 45262500 - Masonry and bricklaying work
- 45262600 - Miscellaneous special-trade construction work
- 45300000 - Building installation work
- 45330000 - Plumbing and sanitary works
- 45317000 - Other electrical installation work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 71630000 - Technical inspection and testing services
- 71900000 - Laboratory services

- 71632000 - Technical testing services
- 50800000 - Miscellaneous repair and maintenance services
- 90000000 - Sewage, refuse, cleaning and environmental services
- 79993000 - Building and facilities management services
- 79931000 - Interior decorating services
- 50413000 - Repair and maintenance services of checking apparatus
- 45261300 - Flashing and guttering work
- 50750000 - Lift-maintenance services
- 50324200 - Preventive maintenance services
- 50232100 - Street-lighting maintenance services
- 45261920 - Roof maintenance work
- 45261900 - Roof repair and maintenance work
- 50883000 - Repair and maintenance services of catering equipment
- 50740000 - Repair and maintenance services of escalators
- 45259200 - Purification-plant repair and maintenance work
- 45259100 - Wastewater-plant repair and maintenance work
- 45259000 - Repair and maintenance of plant
- 50531100 - Repair and maintenance services of boilers
- 50511000 - Repair and maintenance services of pumps
- 45261910 - Roof repair
- 50712000 - Repair and maintenance services of mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 24000000 - Chemical products

- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 45340000 - Fencing, railing and safety equipment installation work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 44100000 - Construction materials and associated items
- 44212310 - Scaffolding
- 45262100 - Scaffolding work
- 45262110 - Scaffolding dismantling work
- 45262120 - Scaffolding erection work
- 39100000 - Furniture

Contract locations

- UKI - London

Participation

Legal and financial capacity conditions of participation

As set out in the conditions of participation, Procurement Specific Questionnaire and ITT Instruction documents. Suppliers are required to pass the Legal and Financial Capacity assessments.

Technical ability conditions of participation

As set out in the conditions of participation, Procurement Specific Questionnaire (PSQ) and the ITT Instruction documents and form part of the Pass/Fail and scored weighted

questions within the PSQ.

Submission

Enquiry deadline

14 October 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

14 November 2025, 12:00pm

Submission address and any special instructions

Interested potential providers can register through the Authority's electronic tendering portal (Atamis) <https://atamis-ukparliament.my.site.com/s/Welcome>

In the first instance, potential providers should create an Atamis account (via the link above) and once registered, express an interest in this opportunity by searching for contract opportunity "STC1180 - Future Hard Facilities Management (FM) Maintenance Services Contract - Request to Participate".

Having accessed the opportunity potential providers can then view the NDA form in the "Shared Documents" folder or as part of the Tender Notice, which can then be downloaded, completed and sent back via the portal.

All communication between the Authority and potential providers shall only be undertaken via the messaging centre of the Atamis e-tendering portal for this project. Alternative

written means of communication shall not be accepted, unless there are technical issues in accessing Atamis (see above regarding technical issues).

Preliminary Stage - Non-Disclosure Agreement (NDA)

The completion of the NDA which should be completed, signed unamended and returned to the Authority via the messaging section of Atamis for this procurement. Once returned and countersigned by the Authority the supplier will be invited via the Atamis portal to a procurement project which will give access to the Stage 1 documents including the conditions of participation, the PSQ and some of the draft ITT documents that will be enough information for the supplier to understand the requirements in order to make an assessment as to whether to submit a submission to Stage 1 or not. Please note that some documentation will only be released at Stage 2 to suppliers invited to Stage 2 after down selection through Stage 1. This additional information will mainly be the data pack, which contains the asset data, any diagrams or drawings, Parliamentary standards / policies and Employee Liability Information (ELI).

The NDA should be submitted before 12 noon on 14th October 2025 to be invited to Stage 1.

This submittal date for the NDA should be followed to give suppliers adequate time to complete and submit their PSQ for Stage 1 within the required time for the Stage 1 submissions (by 12 noon 14th November 2025).

Stage 1 - conditions of participation (Procurement Specific Questionnaire (PSQ))

This stage required submission includes a mixture of Pass / Fail and scored weighted questions. That should be completed within the Atamis Portal, either as Yes / No questions, text answers or uploaded attachments (technical scored weighted questions). Each question will detail what is required for that question in the portal.

The scored weighted questions will be used as part of the down selection process for bidders that have Passed the pass/fail questions and are not excluded or excludable in accordance with the PA2023 regulations. The bidders who score the highest (up to a maximum of 6 bidders) will be invited to submit a tender at Stage 2. The Authority reserves the right to take less bidders through than 6 if there is not enough compliant bidders to take through to Stage 2. PSQ to be submitted by 12 noon on 14th November 2025.

Stage 2 - Tender Stage

Suppliers will be invited to submit the following as part of their submission all within the Atamis portal which will involve completion in the portal or upload of the tender responses (this will vary from question to question (Quality and Price) so please note what is

required for each question / requirement which will be detailed in Atamis. Submissions will include:

- Quality and Social Value Responses (Parts 1 and 2 of Annex 3 to the ITT).
- Pricing Schedules (Price Lists) (Part 3 of Annex 3 to this ITT). Please note there are two (2) Price Lists to return fully completed. One Price List for the Core Services and one Price List for Core Services plus Optional Services. Only the Core Services Price List will be assessed and scored.
- Form of Tender and Certificate of Non-Collusion (Form 1 of Annex 4 to this ITT).
- Commercially Sensitive Information Form (Form 2 of Annex 4 to this ITT).
- Fully complete and upload Contract Data Part Two, including completion of the Shorter Schedule of Cost Components all information in these should match the Price List for the Core Services. Indicative timings for Stage 2 submission is detailed in the ITT instructions.

Stage 3 - negotiation and or clarification stage with Best and Final Offer (BAFO) (if required)

If the Authority instigates this phase it will invite compliant suppliers from Stage 2 to attend negotiation and or clarification phases. After attending these suppliers will be invited to submit their revised tracked changed submissions for assessment. Submissions again will be electronically submitted via the Authority's e-procurement system Atamis.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

2 to 6 suppliers

Selection criteria:

Procurement Specific Questionnaire with mixture of Pass/Fail and Scored Weighted questions will be used to down select to a maximum number 6 bidders to take through to Stage 2 - Tender.

Award decision date (estimated)

12 October 2026

Recurring procurement

Publication date of next tender notice (estimated): 2 February 2032

Award criteria

Name	Description	Type	Weighting
Quality (Technical) - 55%	Quality (Technical) Award Criteria - 55%	Quality	55.00%
Price (Commercial) - 35%	Price (Commercial) - 35%	Price	35.00%
Social Value - 10%	Social Value - 10%	Quality	10.00%

Other information**Payment terms**

Payments to be made within 30 days for valid, undisputed invoices, processes for submitting payments for assessment, submitting invoices and dealing with disputed invoices is in accordance with the contract terms and conditions including the Z clauses.

Description of risks to contract performance

1) The following possible modifications may be made to the Contract in accordance with para. 1 of Schedule 8 PA 2023 being modifications which have been unambiguously provided for in the Contract:

a) The Authority may add in or remove the maintenance of Affected Properties (as defined in the Contract) from the Scope of the Contract (as listed in the Service Matrix (as defined in the Contract) following the disposal, acquisition and renovation of such buildings by the Authority at any point during the contract duration (including the extensions).

The following building will be added to the Affected Properties in the Service Matrix during the Contract duration:

Norman Shaw North is estimated to be added from 1st January 2028,

the Authority may increase or decrease the value of the Contract by up to 20% of the advertised estimated Contract value following any additions or removals.

b) The Contract duration may be extended by up to two periods of 1 year at the sole discretion of the Authority on 6 months notice.

c) The Authority is entitled to novate or assign any or all its rights and obligations (as applicable) under the Contract to the Delivery Authority (as defined in the Contract) from time to time without the consent of the Supplier provided that any such assignment or novation does not materially increase the burden of the Supplier's obligations under the Contract.

d. Following an Asset Validation Exercise (as defined in the Contract) and following an update to the Forward Maintenance Programme (as defined in the Scope), the Authority may increase the value of the Contract as follows:

- Reactive Repairs above the Semi-Comprehensive Reactive Repair Threshold (IRL) by up to 20% of the advertised estimated Contract value; and

- Small Works by up to 50% of the advertised estimated Contract value

e. The Authority may add or remove any or all of the Optional Services (as defined in the Contract) into the Scope of the Contract during the Contract duration (including the extension periods) using the Optional Services Prices (as defined in the Contract). Please see Options and Extensions section of this Tender Notice.

f. Refer to clause Z28 of the Contract for the modification review clause concerning the above modifications.

2) The following possible modifications may be made to the Contract in accordance with para. 5 of Schedule 8 PA 2023, being modifications the Authority considers to be known risks which may materialise during the term of the Contract and considers that if they did, the Contract could not be performed to the Authority's satisfaction without the Contract being modified to remedy this:

a) Following an Asset Validation Exercise it becomes clear that the asset/s and/or the building fabric is/are in a worse condition than had been anticipated by the Authority when setting the estimated advertised Contract value. Such worse condition being due to the Affected Property or Properties containing the relevant asset/s and/or building fabric being aging heritage sites and/or caused by the impact of being located within a highly polluted area.

b) The value of the Contract increases due to the estimated inflationary uplifts in the estimated advertised Contract value being lower than the actual inflationary uplifts payable under the Contract.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Staged Competitive Flexible procedure as follows:

Preliminary Stage - Non-Disclosure Agreement (NDA)

Documents supplied at this stage:

- NDA form.

This form is to be completed and signed unamended and returned to the Authority via the messaging portal of Atamis under this procurement project.

The NDA should be signed (unamended) and submitted before 12 noon on 14th October 2025 to be given access to Stage 1.

This submittal date for the NDA should be followed to give suppliers the time to be able to complete and submit their PSQ for Stage 1 within the required timeframe for the Stage 1 submissions.

Once the NDA is returned and countersigned by the Authority the supplier will be invited to a second procurement project on Atamis titled: "Future Hard FM Maintenance Services Contract - Stage 1 - PSQ". This is the procurement project on Atamis that should be used to submit the Stage 1 submissions.

Stage 1 - Conditions of Participation (Including Procurement Specific Questionnaire (PSQ))

This stage contains a mixture of Pass / Fail and scored weighted questions. The scored weighted questions will be used as part of the down selection process for suppliers that have Passed the pass/fail questions and are not excluded or excludable in accordance with the PA2023 regulations. The bidders who score the highest (up to a maximum of 6 bidders) will be invited to submit a tender at Stage 2. The Authority reserves the right to take less bidders through than 6 if there is not enough compliant suppliers to take through to Stage 2.

Those who are invited to Stage 1 will be able to access the following documents:

- Annex 1 - Draft Scope, plus annexes and appendices (except the data pack)

- Annex 2 - Draft Contract Terms and Conditions including Security Schedule, NEC4 FM Contract terms as amended by the Authority's Z clauses.
- Annex 3 - Draft ITT Instruction document (Stage 1, Stage 2 and Stage 3) including Tender Questions and Price Lists for suppliers who are down selected for Stage 2.
- Annex 4 - Other Standard Forms including Form 1, Form 2, Form 3, Form 4, Form 5 which are all for Stage 2 (and 3) submissions.
- Annex 5 - Draft Performance Table (KPI's).
- Annex 6 - Details of the Industry Day held on 10th June 2025.
- Procurement Specific Questionnaire (PSQ) plus all annexe A and B which contain all attachments for PSQ submission.

The above documents for stage 1 will give suppliers the information that will be needed to understand the requirements in order to make an assessment as to whether to submit a submission for Stage 1 - conditions of participation or not.

Please note that some documentation will only be released at Stage 2 to suppliers invited to Stage 2.

Suppliers who are unsuccessful at this stage will be notified at the same time as the suppliers who have successfully been down selected to go through to Stage 2. All will be given their assessments of their PSQ submissions.

Stage 1 submission to be submitted by 12 noon on 14th November 2025.

Stage 2 - Tender period with dialogue session(s) and submission.

The successful suppliers from Stage 1 will be invited via Atamis to submit a tender and to take part in dialogue session(s) with the Authority.

Documents supplied to the successful Stage 1 suppliers at this stage will be as Stage 1 but not draft documents and with the additional documentation as follows, which will be the full tender information:

- Annex 1 - Draft Scope will now include the the data pack which will include the asset data, the employees liability information (ELI), estate drawings / diagrams and parliamentary standards and policies.

Stage 2 tender Award Criteria:

35% (Price/Commercial) / 55% (Quality/Technical) / 10% Social Value

- the Authority reserve the right to alter the award criteria by a maximum of plus or minus 10% on the Price and Quality award criteria only, while still adding up to 100% with Social Value, where suitable and if it becomes required during Stage 2 or Stage 3.

Stage 3 (if required) for negotiation / clarification purposes

- suppliers who submit compliant tenders at Stage 2 may be invited to Stage 3 to take part in a negotiation and / or clarification phase by the Authority to better understand each tender submitted.

The Authority reserves the right to use or not use Stage 3 as set out in the tender instruction document.

The tender notice is not being used -

(i) to reserve a contract to supported employment providers in accordance with section 32 of the PA 2023, or

(ii) to reserve a contract to public service mutuals in accordance with section 33 of the PA 2023.

Completion of the PSQ submission and submission of tenders at all stages must be carried out electronically in the Authority's e-tendering portal, Atamis (the "Portal"), by the submission closing dates and times for each Stage as detailed in the ITT instruction document supplied at Stage 1.

Documents

Documents to be provided after the tender notice

Bidders who submit a signed (unamended) Non-Disclosure Agreement will be invited to submit their conditions of participation including the PSQ for Stage 1. This invite will come through as a notification to the bidder from Atamis with an invite.

Contracting authorities

Corporate Officer of the House of Commons

- Public Procurement Organisation Number: PQCD-6982-LPZW

Parliament Square

LONDON

SW1A 0AA

United Kingdom

Contact name: David Martin

Telephone: 0202191600

Email: pcd@parliament.uk

Website: <https://www.parliament.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - central government

Corporate Officer of the House of Lords

- Public Procurement Organisation Number: PRMR-5585-NTMY

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Email: pcd@parliament.uk

Website: <https://www.parliament.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - central government

Contact organisation

Contact [Corporate Officer of the House of Commons](#) for any enquiries.