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Planning

AP25022 - Legionella Monitoring Contract

Scape Group Limited (trading as SCAPE)

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

Notice identifier: 2025/S 000-065605

Procurement identifier (OCID): ocds-h6vhtk-05cd56

Published 15 October 2025, 2:05pm

Scope

Reference

AP25022

Description

Scape Group Ltd, acting on behalf of Arc Property Services Limited (the "Client"), is procuring a single supplier to provide comprehensive legionella monitoring, water sampling and fixtures cleaning (including water tanks) across various operational sites primarily within Nottinghamshire, with potential coverage extending into Derbyshire, South Yorkshire and Leicestershire.

The contract will include the provision of:

- monthly temperature monitoring of identified fixtures, sentinel outlets, Water Heaters and Calorifiers.
- quarterly cleaning and descaling of identified showers, hoses and spray outlets.

- annual inspection and/or cleaning of identified cold water storage tanks and down services.
- water sampling and testing on an as and when required basis
- annual temperature monitoring of other identified fixtures, Water Heaters and Calorifiers.
- fully cleaning (including stripping down where necessary) of fixtures including thermostatic mixing valve (TMVs).

The successful Contractor will be responsible for delivering all services in accordance with agreed service levels, performance standards and reporting requirements. The overarching contractual arrangement will be an NEC4 Term Service Short Contract.

The contract will be awarded for an initial two (2) year term, with options to extend by further periods of two (2) years up to a maximum total duration of six (6) years (2 + 2 + 2), with break clauses at each two-year interval.

Only one Contractor will be appointed to deliver the full scope under a single Contract. TUPE regulations may apply to existing members of staff currently engaged in the service provision but we are waiting to confirm this from the incumbent supplier.

Arc Property Services Limited undertakes these services on behalf of its customers, including Nottinghamshire County Council and associated public sector partners. The procurement will be conducted in accordance with the Procurement Act 2023 and relevant subordinate legislation.

The Contract will be awarded on the basis of Most Advantageous Tender (MAT). Bidders must pass the selection criteria, provide prices within the commercial model and return completed answers to the quality questions asked. Points will be awarded on a price/quality assessment basis (30% price / 70% quality), with the bidder who is award the highest marks being award the Contract. Full details can be found within the tender documents available for free via the Delta eSourcing website.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=986954001>

Total value (estimated)

- £900,000 excluding VAT

- £1,080,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2028
- Possible extension to 31 March 2032
- 6 years

Description of possible extension:

Any extension will be considered upon the following criteria being met:

(i) Demonstration by the Contractor of the successful operation of the Contract since the starting date.

(ii) The Client wishes to extend the Contract.

(iii) The Supplier wishes to extend the Contract.

Main procurement category

Services

CPV classifications

- 71600000 - Technical testing, analysis and consultancy services

Participation

Legal and financial capacity conditions of participation

The Bidder must:

- have a minimum turnover requirements, set at £250,000 per annum.
- ensure that their Employers and Public Liability Insurance policies contains an "Indemnity To Principle" clause.

Technical ability conditions of participation

The Bidder must:

- be a member of the Legionella Control Association (LCA) or similar
- conform to the requirements of the Real Living Wage as issued by the Living Wage Foundation (or be committed to pay the necessary rates by the start of the contract)
- be willing to obtain the Signatory level of the Carbon Reduction Code for the Built Environment (<https://www.crcbe.org/>) within the first 12 months of the contract.
- hold, or will hold prior to the commencement of the contact, an ISO 9001 UKAS accreditation, or similar certification
- hold, or will hold prior to the commencement of the contact, an ISO 45001 UKAS accreditation, or similar certification
- hold, or will hold prior to the commencement of the Contract, a health and safety accreditation such as CHAS, SSIP or equivalent
- staff attending site must have received an Enhanced DBS check

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

20 October 2025

Enquiry deadline

14 November 2025, 4:00pm

Tender submission deadline

24 November 2025, 2:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/respond/ARYQ36WS2Z>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

12 January 2026

Award criteria

Name	Description	Type	Weighting
Quality as described within the Invitation To Tender (K02)	See tender documents	Quality	70%
Pricing from the commercial model	See tender documents	Price	30%

Other information

Description of risks to contract performance

As the Client's main customer is Nottinghamshire County Council, there is a risk of increase or decrease in the number of sites managed, due to the proposal of local government reorganisation.

Applicable trade agreements

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

Procedure

Procedure type

Open procedure

Contracting authority

Scape Group Limited (trading as SCAPE)

- Public Procurement Organisation Number: PVHC-8243-RWJR

2nd Floor, East West Building, 1 Tollhouse Hill

Nottingham

NG1 6BT

United Kingdom

Contact name: Robert Hunter

Telephone: +44 8006696565

Email: procurement@arc-partnership.co.uk

Region: UKF14 - Nottingham

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

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Arc Property Services Partnership Limited

Summary of their role in this procurement: Client

- Public Procurement Organisation Number: PVWR-6662-QTQX

2nd Floor, East West Building, 1 Tollhouse Hill

Nottingham

NG1 5AT

United Kingdom

Contact name: Robert Hunter

Telephone: +44 1158384844

Email: Procurement@arc-partnership.co.uk

Region: UKF14 - Nottingham

Contact organisation

Contact Scape Group Limited (trading as SCAPE) for any enquiries.