

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/067936-2025>

Tender

## Operator for Lewisham Library

London Borough of Lewisham

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

Notice identifier: 2025/S 000-067936

Procurement identifier (OCID): ocds-h6vhtk-05866d ([view related notices](#))

Published 23 October 2025, 4:16pm

## Scope

## Reference

DN795318

## Description

Lewisham Council (the Council) is seeking to appoint an enterprising organisation to develop and fully manage the Lewisham Library as set out in this specification, under a 5-year contract, with an option to extend up to 5 years at the Council's discretion. A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract).

The Council welcomes proposals from individual organisations, partnerships, established consortiums, or consortiums formed specifically to deliver a collaborative management solution for this contract. Consortiums are responsible for identifying their partners, establishing governance structures, putting partnership agreements in place and agree the designating lead organisation that will enter into the contract with the Council.

The services will include, but is not limited to:

- Overarching management of the refurbished Lewisham Library, for an initial 5-year contract (with potential for an additional 5 year extension). A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract). Further details of service requirements for the contract can be found in the table below:
- Overarching facilities management, including hard and soft FM
- Comprehensive centre management
- Development and management of workspace provision
- Collaborative working with in-house library service, including delivery of an overarching cultural programme
- Development and management of cafe space
- Ensuring an inclusive, safe and accessible environment for users, service providers and staff

It is expected that the successful tenderer will begin provision of the service(s) in March 2026 to undertake mobilisation until the refurbishment works are complete and building handed over in November 2026. This Contract is for an initial period of 5 years, with the possibility of extensions totalling up to an additional 5 years, at the Council's discretion. A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract). Please refer to the Specification for a detailed account of what is required.

The maximum annual price payable by The Council, cannot exceed £300,000

### **Total value (estimated)**

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 2 March 2026 to 1 March 2031
- Possible extension to 1 March 2036
- 10 years

Description of possible extension:

Lewisham Council (the Council) is seeking to appoint an enterprising organisation to develop and fully manage the Lewisham Library as set out in this specification, under a 5-year contract, with an option to extend up to 5 years at the Council's discretion. A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract

## **Main procurement category**

Services

## **CPV classifications**

- 79990000 - Miscellaneous business-related services

## **Contract locations**

- UKI44 - Lewisham and Southwark

---

## **Participation**

### **This procurement is reserved for**

UK suppliers

## **Particular suitability**

- Small and medium-sized enterprises (SME)
  - Voluntary, community and social enterprises (VCSE)
- 

## **Submission**

### **Enquiry deadline**

21 November 2025, 12:00pm

### **Tender submission deadline**

5 December 2025, 12:00pm

### **Submission address and any special instructions**

<https://www.londontenders.org/>

### **Tenders may be submitted electronically**

Yes

---

## **Award criteria**

Tender will be evaluated in accordance with criteria provided in the ITT. The evaluation

will be conducted with quality weighing 45%, Pricing 45% and Social value weighing 10%.

---

## **Procedure**

### **Procedure type**

Below threshold - open competition

### **Special regime**

Concession

---

## **Documents**

### **Associated tender documents**

<https://www.londontenders.org/>

### **Technical specifications to be met**

<https://www.londontenders.org/>

---

## **Contracting authority**

### **London Borough of Lewisham**

- Public Procurement Organisation Number: PYXG-1482-BYWG

4th Floor Laurence House

Catford

SE6 4RU

United Kingdom

Email: [lewisham.procurement@lewisham.gov.uk](mailto:lewisham.procurement@lewisham.gov.uk)

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government